Agenda

City Council Regular Meeting

Folsom City Hall | City Council Chambers, First Floor

50 Natoma Street, Folsom, CA 95630

August 12, 2025, 6:30 PM

Welcome to Your City Council Meeting

We welcome your interest and involvement in the city's legislative process. This agenda includes information about topics coming before the City Council and the action recommended by city staff. You can read about each topic in the staff reports, which are available on the city website and in the Office of the City Clerk. The City Clerk is also available to answer any questions you have about City Council meeting procedures.

Participation

If you would like to provide comments to the City Council, please:

- Fill out a blue speaker request form, located at the back table.
- Submit the form to the City Clerk before the item begins.
- When it's your turn, the City Clerk will call your name and invite you to the podium.
- Speakers generally have three minutes, unless the presiding officer (usually the mayor) changes that time.

Reasonable Accommodations

In compliance with the Americans with Disabilities Act, if you are a person with a disability and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (916) 461-6035, (916) 355-7328 (fax) or CityClerkDept@folsom.ca.us. Requests must be made as early as possible and at least two full business days before the start of the meeting.

How to Watch

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In Person	Online	On TV
		
City Council meetings take place at City Hall, 50 Natoma Street	Watch the livestream and replay past meetings on the city website, www.folsom.ca.us	Watch live and replays of meetings on Sac Metro Cable TV, Channel 14

More information about City Council meetings is available at the end of this agenda

City Council Regular Meeting
Folsom City Hall | City Council Chambers, First Floor
50 Natoma Street, Folsom, CA 95630
www.folsom.ca.us

Tuesday, August 12, 2025 6:30 PM

Sarah Aquino, Mayor

Mike Kozlowski, Councilmember — *Barbara Leary, Councilmember*
Justin Raithel, Vice Mayor — *Anna Rohrbough, Councilmember*

AGENDA

CALL TO ORDER

ROLL CALL:

Councilmembers: Leary, Raithel, Rohrbough, Kozlowski, Aquino

The City Council has adopted a policy that no new item will begin after 10:30 p.m. Therefore, if you are here for an item that has not been heard by 10:30 p.m., you may leave, as the item will be continued to a future Council meeting.

PLEDGE OF ALLEGIANCE

AGENDA UPDATE

BUSINESS FROM THE FLOOR:

Members of the public are entitled to address the City Council concerning any item within the Folsom City Council's subject matter jurisdiction. Public comments are generally limited to no more than three minutes. Except for certain specific exceptions, the City Council is prohibited from discussing or taking action on any item not appearing on the posted agenda.

SCHEDULED PRESENTATIONS:

1. City of Folsom Resolution of Commendation Honoring Folsom American Little League 10U All Stars
2. Presentation on Natoma Station Maintenance Assessment District No. 2025-02 Informational Update

CONSENT CALENDAR:

Items appearing on the Consent Calendar are considered routine and may be approved by one motion. Councilmembers may pull an item for discussion.

3. Approval of the July 8, 2025 Special and Regular Meeting Minutes

4. Approval of the July 23, 2025 Special Meeting Minutes

5. Resolution No. 11415 - A Resolution Accepting a Grant of $65,000 from the Urban Area Security Initiative (UASI) for the Police Department and Authorizing the City Manager to Execute a Contract with Peregrine Technologies for $64,000 for a Real-Time Decision and Operations Management Platform and Appropriation of Funds in the General Fund (Fund 010)

6. Resolution No. 11436 – A Resolution Authorizing the City Manager to Execute Amendment No. 2 to the Sacramento Metropolitan Air Quality Management District Licensing Agreement No. E32015006 Extending the Term of the Agreement for an Additional Five Years

7. Resolution No. 11437 – A Resolution Authorizing the City Manager to Execute an Agreement with NTU Technologies, Inc. for $387,000 from the Water Operating Fund (Fund 520) for the Purchase of Chemicals for the Water Treatment Plant

8. Resolution No. 11439 – A Resolution Authorizing the City Manager to Execute an Agreement with MARS Company for $198,875 from the Water Operating Fund (Fund 520) for a Software License and Maintenance Subscription for the Meter Test Bench

9. Resolution No. 11441 - A Resolution Receiving Report from the Community Development Department on the Approval of a Parcel Map Waiver for the Russell Ranch Phase 2, Village 5 Project

10. Resolution No. 11444 - A Resolution Approving the Donation of Specified Pieces of the Original Folsom Kids Play "Castle" Park Play Structure to Folsom Kids Play - For Generations, Inc.

11. Resolution No. 11446- A Resolution Accepting $67,371 in Department of Homeland Security Grant Funds Awarded Through the California Office of Emergency Services and Appropriation of Funds in the General Fund (Fund 010)

12. Resolution No. 11448 - A Resolution Rejecting all Bids for the Bidwell Street Storm Drain Replacement Project, Project No. 2499

NEW BUSINESS:

13. Ordinance No. 1355 – An Ordinance of the City of Folsom Adding Chapter 8.39, “Unlawful Behavioral Nuisances”, to the Folsom Municipal Code to Prevent, Remove, and Abate Behavioral Nuisances that Negatively Affect People, Properties, and Businesses in the Community (Introduction and First Reading)

14. California Department of Transportation Sustainable Transportation Planning Grant Program for a Sustainable Transit Connections to Health Services Planning and Feasibility Study Contracts

    i. Resolution No. 11442 – A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding Between the City of Folsom and the Sacramento Regional Transit District Regarding the Sustainable Transit Connections to Health Services Planning and Feasibility Study

    ii. Resolution No. 11443 – A Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Fehr & Peers for a Sustainable Transit Connections to Health Services Planning and Feasibility Study Contract

CITY MANAGER REPORTS

COUNCIL COMMENTS

ADJOURNMENT

NOTICE: Members of the public are entitled to directly address the City Council concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address Council on an issue, which is on this agenda, please complete a blue speaker request card, and deliver it to a staff member at the table on the left side of the Council Chambers prior to discussion of the item. When your name is called, stand to be recognized by the Mayor and then proceed to the podium. If you wish to address the City Council on any other item of interest to the public, when the Mayor asks if there is any "Business from the Floor," follow the same procedure described above. Please limit your comments to three minutes or less.

NOTICE REGARDING CHALLENGES TO DECISIONS: Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

As presiding officer, the Mayor has the authority to preserve order at all City Council meetings, to remove or cause the removal of any person from any such meeting for disorderly conduct, or for making personal, impertinent, or slanderous remarks, using profanity, or becoming boisterous, threatening or personally abusive while addressing said Council, and to enforce the rules of the Council.

PERSONS INTERESTED IN PROPOSING AN ITEM FOR THE CITY COUNCIL AGENDA SHOULD CONTACT A MEMBER OF THE CITY COUNCIL.

This meeting of the City Council is recorded with closed captioning. The recording will be cablecast on Metro Cable Channel 14, the local government affairs channel on the Comcast and DirecTV U-Verse cable system, and will be shown in its entirety on the Friday and Saturday following the meeting, both at 9 a.m. The recording will also be video streamed at metro14live.saccounty.gov.The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14. The City of Folsom provides live and archived webcasts of regular City Council meetings. The webcasts can be found on the online services page of the City's website www.folsom.ca.us.

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Clerk's Office at (916) 461-6035, (916) 355-7328 (fax) or CityClerkDept@folsom.ca.us. Requests must be made as early as possible and at least two full business days before the start of the meeting.

Any documents produced by the City and distributed to the City Council regarding any item on this agenda will be made available at the City Clerk's Counter at City Hall located at 50 Natoma Street, Folsom, California and at the Folsom Public Library located at 411 Stafford Street, Folsom, California during normal business hours.

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

City of Folsom
Resolution of Commendation
Honoring
Folsom American Little League 10U All Stars

WHEREAS, the Folsom American Little League 10U All Stars team is part of Folsom's vibrant youth sports community, representing the city with exceptional teamwork, sportsmanship, and dedication to the game of baseball; and

WHEREAS, the team went undefeated in both the Sunrise Tournament and the District 54 All Star Tournament, securing the District 54 Championship title; and

WHEREAS, the team went on to capture the Section 4 Championship title with an impressive overall team record of 14 wins, 1 loss, and 1 tie, heading on to represent Folsom with pride and excitement in the State Tournament in Eureka; and

WHEREAS, the players – Caden Black, Beau Davis, Ethan Gong, Declan Hausmann, Curtis Hayes Jr., Colton Henry, Reed MacLeod, Hayden Smith, Hunter Smith, Isaiah Trujillo, Hunter Vickers, and Everett Ziemann – came together for a summer of incredible baseball, demonstrating positive attitudes, strong work ethic, and a love of the game; and

WHEREAS, coaches Brandon MacLeod, Sean Smith, and Ryan Henry provided outstanding leadership, instruction, and encouragement throughout the season; and

WHEREAS, the players, coaches, and families of the Folsom American Little League 10U All Stars team proudly represented the City of Folsom both on and off the field.

NOW, THEREFORE, I, Sarah Aquino, Mayor of the City of Folsom, on behalf of the Folsom City Council and the Folsom community, do hereby congratulate the members of the Folsom American Little League 10U All Stars and wish them success in the future.

COMMENDED this 12th day of August 2025.

_____

Sarah Aquino, MAYOR

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Folsom City Council
Staff Report

MEETING DATE:	8/12/2025
AGENDA SECTION:	Scheduled Presentations
SUBJECT:	Presentation on Natoma Station Maintenance Assessment District No. 2025-02 Informational Update
FROM:	Parks and Recreation Department

BACKGROUND / ISSUE

The Parks and Recreation Department will provide a brief schedule update for the Natoma Station Maintenance Assessment District No. 2025-02.

The presentation will be delivered by Derik Perez, Municipal Landscape Services Manager.

RECOMMENDATION / CITY COUNCIL ACTION

No action is requested of the City Council at this time.

Submitted,

Kelly Gonzalez, Parks & Recreation Director

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

City Council Special Meeting

MINUTES

Tuesday, July 08, 2025 5:00 PM

CALL TO ORDER

The special City Council meeting was called to order at 5:00 pm with Mayor Aquino presiding.

ROLL CALL:

Councilmembers Present:	Michael Kozlowski, Councilmember Barbara Leary, Councilmember Justin Raithel, Vice Mayor Anna Rohrbough, Councilmember Sarah Aquino, Mayor
Councilmembers Absent:	None

ADJOURNMENT TO CLOSED SESSION FOR THE FOLLOWING PURPOSES:

1. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1): Christy Arsenith, Merriann Cassidy, and George Arsenith, Jr. v. J-M Manufacturing Company, Inc., et al., Alameda County Superior Court Case No. 24CV089313

2. Conference with Labor Negotiator - Pursuant to Government Code section 54957.6. Agency Negotiator: Vance Piggott. Employee Organization: Various Bargaining Groups

Motion by Councilmember Kozlowski, second by Vice Mayor Raithel to adjourn to closed session. Motion passed by the following roll-call vote:

AYES:	**Kozlowski, Leary, Raithel, Rohrbough, Aquino**
NOES:	**None**
ABSENT:	**None**
ABSTAIN:	**None**

RECONVENE

City Attorney Steven Wang announced that no final action was taken during closed session.

ADJOURNMENT

There being no further business to come before the City Council, the meeting was adjourned at 6:32 pm.

SUBMITTED BY:

_____
Christina Kelley, City Clerk Specialist

ATTEST:

_____
Sarah Aquino, Mayor

City Council Regular Meeting

MINUTES

Tuesday, July 08, 2025 6:30 PM

CALL TO ORDER

The regular City Council meeting was called to order at 6:32 pm with Mayor Aquino presiding.

ROLL CALL:

Councilmembers Present:	Michael Kozlowski, Councilmember Barbara Leary, Councilmember Justin Raithel, Vice Mayor Anna Rohrbough, Councilmember Sarah Aquino, Mayor
Councilmembers Absent	None

PLEDGE OF ALLEGIANCE

The pledge of allegiance was recited.

AGENDA UPDATE

City Attorney Steven Wang advised that there was revised information for item 16.

BUSINESS FROM THE FLOOR:

The following speakers spoke under this item:

1. Ronald Carter
2. Akshara Marepalli
3. Matt Wagner
4. Robin Wagner

SCHEDULED PRESENTATIONS:

1. Proclamation of the Mayor of the City of Folsom Proclaiming July 20-26, 2025 As "National Zookeeper Week" in the City of Folsom

Mayor Aquino presented the proclamation.

2. Proclamation of the Mayor of the City of Folsom Proclaiming July 2025 as "Parks Make Life Better" Month

Vice Mayor Raithel presented the proclamation.

The following speaker spoke under this item:

1. Aksobh Jahagirdar

CONSENT CALENDAR:

Items appearing on the Consent Calendar are considered routine and may be approved by one motion. Councilmembers may pull an item for discussion.

3. Approval of the June 24, 2025 Regular Meeting Minutes

4. Appointment of Environmental and Water Resources Utility Manager Fred Mayo as a City of Folsom Alternate Representative to the Sacramento Groundwater Authority (SGA) Governing Board

5. City of Folsom Community Facilities District No. 20-1 (Russell Ranch 2) - Ordinance No. 1352- An Uncodified Ordinance Levying Special Taxes for the Fiscal Year 2025-26 and Following Fiscal Years Solely Within and Relating to the City of Folsom Community Facilities District No. 20-1 (Russell Ranch 2) (Second Reading and Adoption)

6. Resolution No. 11414 – A Resolution Authorizing the City Manager to Execute an Agreement with Water Systems Consulting, Inc. for $137,828 from the Water Operating Fund (Fund 520) for Professional Services for the 2025 Urban Water Management Plan and Water Shortage Contingency Plan

7. Resolution No. 11417 – A Resolution Authorizing the City Manager to Execute a Three-Year Agreement with the County of Sacramento for $177,646.98 to Provide Emergency Hazardous Materials Response Team Services from the General Fund (Fund 010)

8. Resolution No. 11418 - A Resolution of the City Council Approving Submittal of Response to the Findings and Recommendations of the Sacramento County Grand Jury Regarding Elder Financial Crimes

9. Resolution No. 11419 - A Resolution Amending Resolution No. 11377 – A Resolution Adopting a List of Projects For Fiscal Year 2025-26 to be Funded by Senate Bill 1: The Road Repair and Accountability Act to Include Additional Project Details

10. Resolution No. 11420 - A Resolution Authorizing the City Manager to Execute Amendment No. 2 to the Agreement (Contract No. 173-21 23-017) with Water Works Engineers, LLC for Design and Engineering Services During Construction for $125,172 from the Water Operating Fund (Fund 520) and the Sewer Operating Fund (Fund 530), for the Basin 4 Phase 2 Sewer Rehabilitation Project (WW2302) and the Water System Rehabilitation Project No. 4 (WA2403)

11. pulled for discussion

12. Resolution No. 11422 - A Resolution Authorizing the City Manager to Execute an Agreement with Water Works Engineers, LLC for Pre-Design Services for $161,160 from the Sewer Operating Fund (Fund 530) for the Oak Avenue Lift Station and Force Main Project (WW2601)

13. Resolution No. 11426 - A Resolution Authorizing the City Manager to Execute Construction Change Order No. 1 with Consolidated Engineering, Inc. (Contract 174-21 25-010) for the Pavement Repair and Resurfacing Project FY 24-25, Project No. 8017, in the amount of $588,232 from the SB1 Road Maintenance and Rehabilitation Fund (Fund 235)

14. Resolution No. 11429- A Resolution Authorizing the City Manager to Execute Amendment No. 3 to the Train Concession Agreement Between the City of Folsom and Truson V. Buegel and Stephanie Bea Roy to Extend the Agreement for an Additional Five Years

15. Mangini Ranch Trails Project

    a. Resolution No. 11430– A Resolution Denying the Bid Protest from Dutch Contracting Inc

    b. Resolution No. 11432 – A Resolution Authorizing the City Manager to Execute a Construction Agreement with Consolidated Engineering Inc. for the Mangini Ranch Trails Project, to be Funded by Fund 472 – Folsom Plan Area Capital Fund, Including: (1) a Construction Agreement with Consolidated Engineering Inc. in the Amount of $2,774,608; (2) a 10% Construction Contingency in the Amount of $277,461; and (3) Appropriation of Funds in the Amount of $289,035 to Cover Additional Costs not Allocated

    c. Resolution No. 11433 - A Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Kimley-Horn and Associates in the Amount of $29,640 for Construction Engineering Support Services, to be Funded by Fund 472 – Folsom Plan Area Capital Fund

    d. Resolution No. 11434 - A Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Pinnacle Project Management in the Amount of $99,000 for Construction Management Services, to be Funded by Fund 472 – Folsom Plan Area Capital Fund

Motion by Councilmember Kozlowski, second by Councilmember Leary to approve the Consent Calendar Item Nos. 3-10 and 12-15. Motion passed by the following roll-call vote:

AYES: Kozlowski, Leary, Raithel, Rohrbough, Aquino
NOES: None
ABSENT: None
ABSTAIN: None

PULLED FOR DISCUSSION:

11. Resolution No. 11421 – A Resolution Authorizing the City Manager to Execute an Agreement with Kimley Horn and Associates, Inc. for Design Consulting Services for $242,580 from the Light Rail Impact Fee Fund (Fund 451) for the Traffic Signal Timing and Logic Statements for Light Rail Preemption Project, Project No. 8084, and Appropriation of Funds

Councilmember Leary pulled this item regarding complaints about a dysfunction between the alignment of the traffic lights and the light rail arms. Public Works Department Senior Civil Engineer Zach Bosch responded.

Motion by Mayor Aquino, second by Vice Mayor Raithel to approve Resolution No. 11421. Motion passed by the following roll-call vote:

AYES: Kozlowski, Leary, Raithel, Rohrbough, Aquino
NOES: None
ABSENT: None
ABSTAIN: None

PUBLIC HEARING:

16. Resolution No. 11425 - A Resolution of the City Council of the City of Folsom Approving and Confirming the Report of Delinquent Utilities Charges and Requesting Sacramento County to Collect Such Charges on the Tax Roll

Finance Department Revenue Services Manager Elizabeth Hanna made a presentation.

Mayor Aquino opened the public hearing at 6:57 pm. Hearing no speakers, the public hearing was closed.

Motion by Vice Mayor Raithel, second by Councilmember Kozlowski to approve Resolution No. 11425. Motion passed by the following roll-call vote:

AYES: Kozlowski, Leary, Raithel, Rohrbough, Aquino
NOES: None
ABSENT: None
ABSTAIN: None

City Attorney Steven Wang confirmed that the motion included the updated and revised chart attached to the resolution.

17. Resolution No. 11431 - A Resolution Approving the Final Engineer's Report, Confirming the Diagrams and Assessments, and Ordering the Continued Levying of Assessments for Maintenance and Servicing of Improvements Within the City of Folsom Landscaping and Lighting Districts for Fiscal Year 2025-2026 for American River Canyon North, American River Canyon North No. 2, American River Canyon North No. 3, Blue Ravine Oaks, Blue Ravine Oaks No. 2, Briggs Ranch, Broadstone, Broadstone No. 4, Broadstone Unit No. 3, Cobble Ridge, Cobble Hills Ridge II/Reflections II, Folsom Heights, Folsom Heights No. 2, Hannaford Cross, Lake Natoma Shores, Los Cerros, Natoma Station, Natoma Valley, Prairie Oaks Ranch, Prairie Oaks Ranch No. 2, Prospect Ridge, Sierra Estates, Silverbrook, Steeplechase, The Residences at American River Canyon, The Residences at American River Canyon II, Willow Creek Estates East, Willow Creek Estates East No. 2, Willow Creek Estates South, and Willow Springs

Parks and Recreation Department Municipal Landscape Manager Derik Perez made a presentation and responded to questions from the City Council. City Manager Bryan Whitemyer also responded to questions from the City Council.

Mayor Aquino opened the public hearing at 7:04 pm. Hearing no speakers, the public hearing was closed.

Motion by Councilmember Kozlowski, second by Councilmember Leary to approve Resolution No. 11431. Motion passed by the following roll-call vote:

AYES: Kozlowski, Leary, Raithel, Rohrbough, Aquino
NOES: None
ABSENT: None
ABSTAIN: None

OLD BUSINESS:

18. Resolution No. 11387 - A Resolution Amending Resolution No. 8792 with the Adoption of an Updated Community Facility Rental Fee Schedule with the Implementation of a Rental Fee Schedule on October 1, 2025, and Authorizing Staff to Increase Fees up to a Maximum of 10% Annually Until Equal to the Comparable Rates in the Region and as the Market Allows (Continued from May 27, 2025)

Parks and Recreation Department Recreation and Community Services Manager Tom Hellmann made a presentation and responded to questions from the City Council. City Attorney Steven Wang clarified charges of public services. Parks and Recreation Director Kelly Gonzalez also responded to questions from the City Council.

City Attorney Steven Wang further clarified that page 875 of the agenda packet includes all rates.

City Manager Bryan Whitemyer further explained the amended resolution language of the motion.

Councilmember Leary made a substitute motion to continue the item to a future meeting for further discussion. Motion failed due to the lack of a second motion.

Motion by Vice Mayor Raithel, second by Councilmember Kozlowski to approve Resolution No. 11387 with the amended language [staff is authorized to adjust facility rental fees annually up to 10% with additional authorization to decrease or increase fees by up to 20% to encourage rentals during low season and to increase rental revenues]. Motion passed by the following roll-call vote:

AYES: Kozlowski, Raithel, Rohrbough, Aquino
NOES: Leary
ABSENT: None
ABSTAIN: None

NEW BUSINESS:

19. Resolution No. 11416 – A Resolution Approving the Updated Sewer System Management Plan (SSMP)

Environmental and Water Resources Director Marcus Yasutake made a presentation.

Motion by Vice Mayor Raithel, second by Councilmember Rohrbough to approve Resolution No. 11416. Motion passed by the following roll-call vote:

AYES: Kozlowski, Leary, Raithel, Rohrbough, Aquino
NOES: None
ABSENT: None
ABSTAIN: None

20. Resolution No. 11423 - A Resolution Approving the Submittal of the Folsom Boulevard Pavement Resurfacing Project for SB-1 Local Partnership Program (LPP) Funding Allocation from the State's Road Maintenance and Rehabilitation Account

Public Works Department Engineering Manager Ryan Chance made a presentation and responded to questions from the City Council. City Manager Bryan Whitemyer further responded.

Motion by Vice Mayor Raithel, second by Councilmember Leary to approve Resolution No. 11423. Motion passed by the following roll-call vote:

AYES: Kozlowski, Leary, Raithel, Rohrbough, Aquino
NOES: None
ABSENT: None
ABSTAIN: None

21. Resolution No. 11427 - A Resolution of the City Council of the City of Folsom Approving the Affordable Housing Loan Program Guidelines to Establish a Clear Framework for Providing Financial Assistance to Affordable Housing Projects, Funded by Folsom Housing Fund (Fund 238) and Housing Trust Fund (Fund 221)

Mayor Aquino announced that this item is being continued to a future City Council meeting.

22. Resolution No. 11428 - A Resolution Authorizing the City Manager to Execute a Lease Agreement with the Folsom Historic District Association for Operation and Management of Public Spaces in the Folsom Historic District

Parks and Recreation Department Recreation and Community Services Manager Tom Hellmann made a presentation and responded to questions from the City Council. City Attorney Steven Wang clarified the question of the City's liability insurance.

The following speakers spoke under this item:

1. Jerry Bernau
2. Jim Snook

Motion by Councilmember Kozlowski, second by Councilmember Leary to approve Resolution No. 11428. Motion passed by the following roll-call vote:

AYES: Kozlowski, Leary, Raithel, Rohrbough, Aquino
NOES: None
ABSENT: None
ABSTAIN: None

23. Resolution No. 11435 – A Resolution Approving Deferral of Hiring Ten (10) Firefighters Due to Over $3 Million Dollars in Projected FY 2025/2026 Operational Deficit

City Manager Bryan Whitemyer made a presentation and responded to questions from the City Council. Fire Chief Ken Cusano further responded.

The following speakers spoke under this item:

1. Tyler Smith
2. Dan Carson
3. Matt McGee
4. Mat Blake
5. Brian Beck
6. Shelley Montell
7. Adam House
8. Michael Lilienthal
9. Trevor Jamison
10. Dale Hemstalk
11. Lee Snorteland
12. Felipe Rodriguez
13. Scott Glines
14. Gul Khan
15. Karen Burell
16. Ronald Carter
17. Marty Earnest
18. Tracy Randall
19. Dan Quiggle

City Manager Bryan Whitemyer and Fire Chief Ken Cusano further responded to questions from the City Council.

City Manager Bryan Whitemyer made a modified recommendation to the City Council to hire eight firefighters.

Councilmembers made further comments.

Motion by Councilmember Kozlowski, second by Councilmember Leary to not approve Resolution No. 11435. Motion passed by the following roll-call vote:

AYES: Kozlowski, Leary, Raithel, Rohrbough, Aquino
NOES: None
ABSENT: None
ABSTAIN: None

CITY MANAGER REPORTS

City Manager Bryan Whitemyer did not have anything to report.

COUNCIL COMMENTS

There were no council comments.

ADJOURNMENT

There being no further business to come before the City Council, the meeting was adjourned at 10:36 pm.

SUBMITTED BY:

_____
Christina Kelley, City Clerk Specialist

ATTEST:

_____
Sarah Aquino, Mayor

City Council Special Meeting

MINUTES

Tuesday, July 23, 2025 1:00 PM

CALL TO ORDER

The special City Council meeting was called to order at 1:00 pm with Mayor Aquino presiding.

ROLL CALL:

Councilmembers Present:	Barbara Leary, Councilmember Justin Raithel, Vice Mayor Anna Rohrbough, Councilmember Sarah Aquino, Mayor (*appeared via teleconference*)
Councilmembers Absent:	Michael Kozlowski, Councilmember

ADJOURNMENT TO CLOSED SESSION FOR THE FOLLOWING PURPOSES:

1. Conference with Legal Counsel - Anticipated Litigation - Initiation of Litigation Pursuant to Government Code Section 54956.9(d)(4) - 1 case

Motion by Councilmember Leary, second by Councilmember Rohrbough to adjourn to closed session. Motion passed by the following roll-call vote:

AYES: Leary, Raithel, Rohrbough Aquino
NOES: None
ABSENT: Kozlowski
ABSTAIN: None

RECONVENE

City Attorney Steven Wang announced that the City Council authorized staff to proceed with the initiation of litigation by the following vote:

AYES: Leary, Raithel, Rohrbough Aquino
NOES: None
ABSENT: Kozlowski
ABSTAIN: None

ADJOURNMENT

There being no further business to come before the City Council, the meeting was adjourned at 1:49 pm.

SUBMITTED BY:

_____
Christa Freemantle, City Clerk

ATTEST:

_____
Sarah Aquino, Mayor

Folsom City Council
Staff Report

MEETING DATE:	8/12/2025
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11415 - A Resolution Accepting a Grant of $65,000 from the Urban Area Security Initiative (UASI) for the Police Department and Authorizing the City Manager to Execute a Contract with Peregrine Technologies for $64,000 for a Real-Time Decision and Operations Management Platform and Appropriation of Funds in the General Fund (Fund 010)
FROM:	Police Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council adopt Resolution No. 11415 - A Resolution Accepting a Grant of $65,000 from the Urban Area Security Initiative (UASI) for the Police Department and Authorizing the City Manager to Execute a Contract with Peregrine Technologies for $64,000 for a Real-Time Decision and Operations Management Platform and Appropriation of Funds in the General Fund (Fund 010).

BACKGROUND / ISSUE

The Sacramento Area UASI has negotiated an offer from Peregrine to cover the set-up and first year expenses for law enforcement agencies in our area. The Peregrine system is an advanced real-time situational awareness and command platform designed to support law enforcement operations. It integrates data from multiple sources, including dispatch systems, Vehicle Location, License Plate Readers, and field reports into a single, map-based interface. This integration provides command staff and field personnel with a unified operational picture, significantly enhancing coordination, resource tracking, and incident response. We can also share among agencies, to coordinate both emergency and investigative responses.

POLICY / RULE

The City Council adopted Resolution No. 10405 Amending Financial Policies of the City of Folsom regarding grant administration on April 14, 2020. Section D – Intergovernmental Revenues, Paragraph A – Grant Application states, "Grant application shall be the responsibility of the department seeking the grant. Grant applications which require an expenditure of funds by the City of less than or equal to the City Manager contract authority amount may be approved by the City Manager prior to submittal to the grantor. All other grant applications, including any requiring an ongoing commitment of resources or staff, shall be reviewed and approved by the City Council prior to submittal. In circumstances where it is not possible for the City Council to approve the grant application prior to submittal, the City Manager may approve the application subject to the City Council ratification as soon as practicable to do so.

Requests to the City Council or the City Manager for approval of a grant application shall identify anticipated long-term maintenance and/or renovation costs, required City matching funds, and additional personnel that may be needed if the grant is awarded for a capital project. With respect to grants for staffing, the source of funds for long-term staffing after the expiration of the grant shall also be identified in the request for approval of the grant application.

All grant applications on behalf of the City shall be reviewed by the Finance Director before submittal to the City Council or the grantor."

ANALYSIS

The Sacramento Area UASI has negotiated an offer from Peregrine to cover the set-up and first year expenses. The Peregrine system is an advanced real-time situational awareness and command platform designed to support law enforcement operations. It integrates data from multiple sources, including dispatch systems and field reports into a single, map-based interface. This integration provides command staff and field personnel with a unified operational picture, significantly enhancing coordination, resource tracking, and incident response. We can also share among agencies, to coordinate both emergency and investigative responses.

Adopting Peregrine will advance our agency's capacity to make informed, real-time decisions in both day-to-day policing and major incidents. Key benefits include improved officer safety, optimized deployment, faster response times, and increased transparency. The system also strengthens our ability to share appropriate crime and incident data with the public, aligning with our broader commitment to accountability and modernized policing.

The UASI grant specifically funds the initial CAD/RMS integration at a value of $64,000. The grant amount increased at the final award to $65,000.

FINANCIAL IMPACT

The UASI grant fully covers the startup and first year cost ($64,000) of Peregrine for our call and report systems (CAD/RMS). The award is $1,000 higher than the projected cost of the first year of the program. If we decide to continue the use of the program, we can apply that $1,000 to the following year.

The Homeland Security Grant Program (HSGP) Urban Area Security Initiative (UASI) awarded funding for the City of Folsom in the amount of $65,000 for subscribing to Peregrine's software platform and does not require a financial match. If accepted the funding award would increase revenue estimates and appropriations by $64,000 in the General Fund (Fund 010). Costs would be funded initially through the General Fund (Fund 010) and reimbursed by the HGSP-UASI.

ATTACHMENTS

1. Resolution No. 11415 - A Resolution Accepting a Grant of $65,000 from the Urban Area Security Initiative (UASI) for the Police Department and Authorizing the City Manager to Execute a Contract with Peregrine Technologies for $64,000 for a Real-Time Decision and Operations Management Platform and Appropriation of Funds in the General Fund (Fund 010)

2. Notification of Subrecipient Subaward Approval Letter

Submitted,

_____

Randy Ulibarri, Interim Chief of Police

Attachment 1

RESOLUTION NO. 11415

A RESOLUTION ACCEPTING A GRANT OF $65,000 FROM THE URBAN AREA SECURITY INITIATIVE (UASI) FOR THE POLICE DEPARTMENT AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH PEREGRINE TECHNOLOGIES FOR $64,000 FOR A REAL-TIME DECISION AND OPERATIONS MANAGEMENT PLATFORM AND APPROPRIATION OF FUNDS IN THE GENERAL FUND (FUND 010)

WHEREAS, the Sacramento Regional Office of Homeland Security Urban Area Security Initiative (UASI) has negotiated an offer from Peregrine Technologies to offer it's real-time solution and analytics platform to UASI area agencies at a substantial discount; and

WHEREAS, the UASI has offered a grant to cover the base price of $64,000 for the first year of service, with options to continue the service if funding is available; and

WHEREAS, the Police Department believes that data sharing and analytics provided by this program will enhance service to the community and the apprehension of criminal violators; and

WHEREAS, the contract with Peregrine Technologies will be in a format acceptable to the City Attorney.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom hereby authorizes the City Manger to accept the UASI grant in the amount of $65,000 and execute an agreement with Peregrine Technologies for their analytic software for an amount not to exceed $64,000, and that the Chief Financial Officer is authorized to increase revenue estimates and expenditure appropriations by $64,000 in the General Fund (Fund 010).

PASSED AND ADOPTED this 12th day of August 2025, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

_____
Sarah Aquino, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

Attachment 2

City of
SACRAMENTO
Police Department

KATHERINE LESTER
Chief of Police

5770 Freeport Blvd., Suite 100
Sacramento, CA 95822-3516

(916) 808-0800
Fax: (916) 808-0818
www.sacpd.org

July 8, 2025

Rick Hillman
Chief
Folsom Police Department
46 Natoma Street
Folsom, CA 95630

SUBJECT: NOTIFICATION OF SUBRECIPIENT SUBAWARD APPROVAL
Fiscal Year (FY) 2023 Homeland Security Grant Program (HSGP)
Urban Area Security Initiative
Subaward Period of Performance: 07/08/2025 through 04/30/2027

Dear Chief Hillman,

We are pleased to announce the approval of your FY2024 HSGP - UASI subaward in the amount of $65,000 for subscribing to Peregrine's software platform. Once the completed subaward agreement is approved, you may initiate the project and request for reimbursement of eligible subaward expenditures. Failure to provide documentation in a timely manner could result in a hold on funding, pursuant to Title 2, Code of Federal Regulations (CFR), Sections 200.338(a) and 200.207(b)(1)-(2).

This subaward is subject to requirements in 2 CFR, Part 200, including the Notice of Funding Opportunity (NOFO), the Preparedness Grants Manual, the California Supplement to the NOFO, and all applicable federal, state, and local requirements. All activities funded with this subaward must be completed within the subaward period of performance.

Thank you for your consideration and assistance with this matter. If you have any questions regarding this subaward notification, please contact Lt. Joe Bailey at Jbailey@sacpd.org.

Sincerely,

Joe Bailey, Lieutenant
Sacramento UASI-Director

Joe Bailey, UASI Director

The Mission of the Sacramento Police Department is to work in partnership with the Community to protect life and property, solve neighborhood problems, and enhance the quality of life in our City.

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Folsom City Council
Staff Report

MEETING DATE:	8/12/2025
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11436 - A Resolution Authorizing the City Manager to Execute Amendment No. 2 to the Sacramento Metropolitan Air Quality Management District Licensing Agreement No. E32015006 Extending the Term of the Agreement an Additional Five Years
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends the City Council approve Resolution No. 11436 - A Resolution Authorizing the City Manager to Execute Amendment No. 2 to the Sacramento Metropolitan Air Quality Management District Licensing Agreement No. E32015006 Extending the Term of the Agreement an Additional Five Years.

BACKGROUND / ISSUE

The Sacramento Metropolitan Air Quality Management District (SMAQMD) has operated an air monitoring site within Folsom since 1980. The original site was located at the Folsom Corporation Yard from 1980 through 1995 when it was relocated due to the increased vehicle activity on the site. In 1995 the air monitoring station was moved to the City Hall campus where it is currently located.

POLICY / RULE

All powers of the City shall be vested in the City Council except as otherwise provided by the City Charter. Section 2.02 of the City Charter.

ANALYSIS

The location of an air quality monitoring site within Folsom provides City staff with location specific air quality information to base decisions on. For instance, outdoor recreational programming decisions are made utilizing the data found on AirNow.gov which is updated through sensor data at the City Hall monitoring site. This type of data is important for decision making, especially during fire season when air quality can affect the safety of outdoor recreation activities in both healthy and at-risk populations.

This air monitoring site collects continuous year-round data on numerous pollutants including Ozone (O_3), Nitrogen Dioxide (NO_2), Particulate Matter 2.5 micrometers or smaller ($PM_{2.5}$), outdoor air temperature, relative humidity, solar radiation, wind direction, and wind speed for comparison to National Ambient Air Quality Standards (NAAQS), public information and research purposes. See attachment 2 (excerpt from SMAQMD 2023 Annual Network Report.) for site photos, map, and collection equipment listing.

The current licensing agreement was approved in 2015 and amended in 2020 to extend the term to June 30, 2025. This second amendment will extend the term by five years to June 30, 2030.

FINANCIAL IMPACT

There is no financial impact on the City of Folsom.

ENVIRONMENTAL REVIEW

The recommended action of the City Council is not a project as defined by the California Environmental Quality Act (CEQA) and therefore does not require environmental review.

ATTACHMENTS

1. Resolution No. 11436 - A Resolution Authorizing the City Manager to Execute Amendment No. 2 to the Sacramento Metropolitan Air Quality Management District Licensing Agreement No. E32015006 Extending the Term of the Agreement an Additional Five Years.
2. Excerpt from SMAQMD 2023 Annual Network Report

Submitted,

Kelly Gonzalez, Parks & Recreation Director

Attachment 1

RESOLUTION NO. 11436

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 2 TO THE SACRAMENTO METROPOLITAN AIR QUALTIY MANAGEMENT DISTRICT LICENSING AGREEMENT NO. E32015006 EXTENDING THE TERM OF THE AGREEMENT AN ADDITIONAL FIVE YEARS

WHEREAS, the Sacramento Metropolitan Air Quality Management District (SMAQMD) has continuously operated an air monitoring site in the City of Folsom since 1980; and

WHEREAS, the current site of the air monitoring station is located behind City Hall at 50 Natoma Street; and

WHEREAS, the existing agreement was authorized in 2015 and amended in 2020 to extend the term to June 30, 2025; and

WHEREAS, the use of the 200+ square foot site is required to continue the monitoring of air quality within the City and Region; and

WHEREAS, the Sacramento Metropolitan Air Quality Management District has requested to amend the agreement to extend the term to June 30, 2030; and

WHEREAS, the agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute Amendment No. 2 to the Sacramento Metropolitan Air Quality Management District license agreement and extend the term to June 30, 2030.

PASSED AND ADOPTED this 12th day of August 2025, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

_____
Sarah Aquino, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

Attachment 2

Appendix A.5 Folsom-Natoma St.

This site has been in operation since 1996. This site replaced the former Folsom-Leidesdorff Street site. Approximately 20 miles northeast of Downtown Sacramento, Folsom-Natoma St. site is the maximum summertime O_3 monitoring site within Sacramento County for days with prevailing afternoon southwesterly winds. This was a PAMS Type III site under the legacy PAMS network. It is now one of the two additional PAMS enhanced monitoring sites.

From mid-2019 through most of 2020, this air monitoring station was demolished and re-constructed to replace the 20-30 years old wooden shelter. The new shelter now sits in the footprint of the old shelter.

Table A-19 Folsom-Natoma St. Metadata

Site Name	Folsom-Natoma Street
AQS Site Number	06-067-0012
Geographic Coordinates	38.683304°N, 121.164457°W
Location	Folsom City Hall (parking lot), located 20 miles east-northeast of downtown Sacramento.
Address	50 Natoma Street, Folsom, CA 95630
County	Sacramento
Metropolitan Statistical Area	Sacramento--Arden-Arcade--Roseville, CA
Distance from Roadway	206 m
Annual Average Daily Traffic (Vehicles/Day)	Natoma St. at Coloma St (intersection total): 14,628 (City of Folsom, 2017)
Ground Cover	Vegetated

Figure 28 Folsom-Natoma St. Site Photo



Figure 29 Panoramic Photo Looking North from Folsom-Natoma St.



Figure 30 Panoramic Photo Looking East from Folsom-Natoma St.



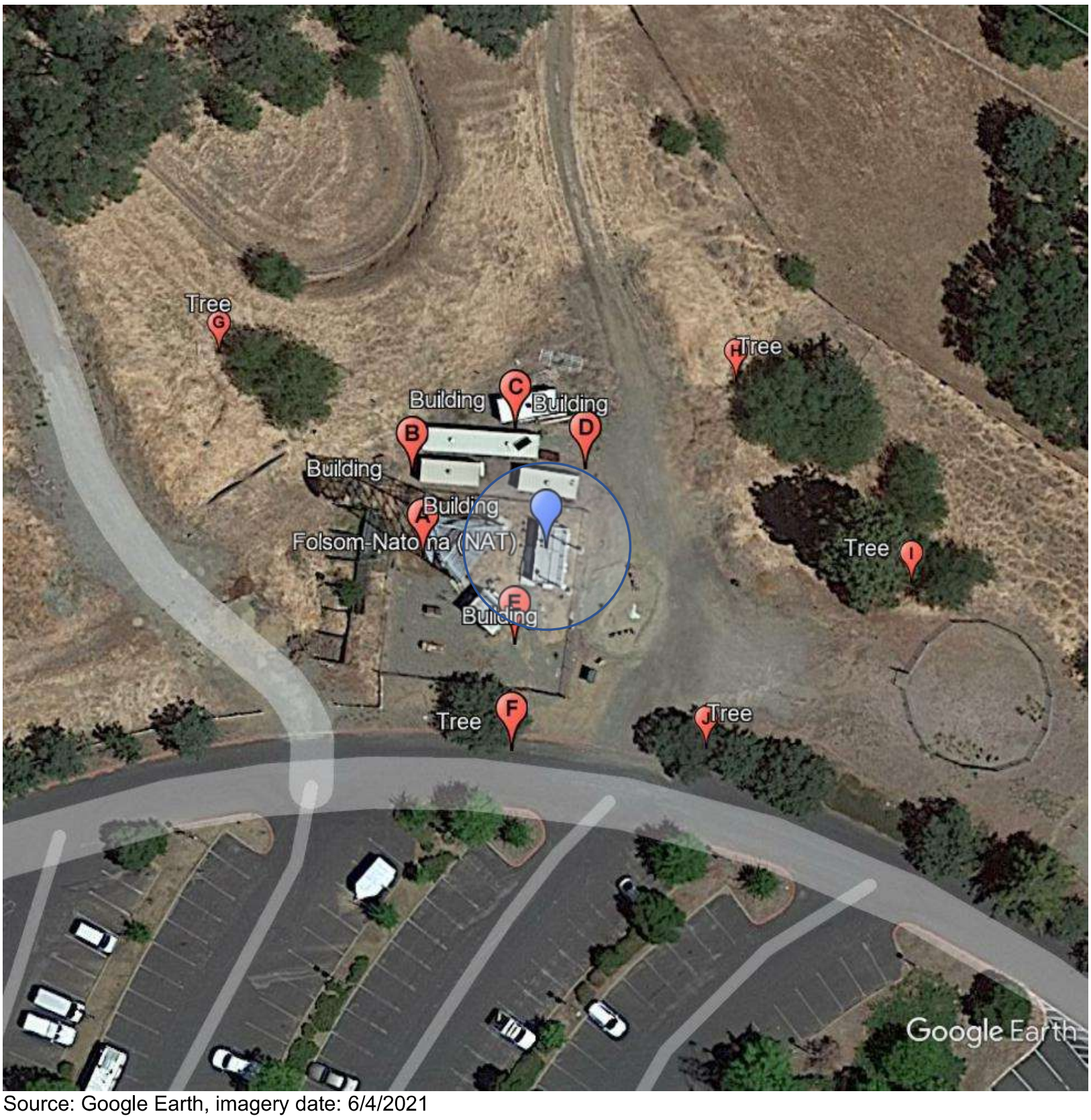
Figure 31 Panoramic Photo Looking South from Folsom-Natoma St.



Figure 32 Panoramic Photo Looking West from Folsom-Natoma St.



Figure 33 Google Earth Satellite Image of Folsom-Natoma St.



Source: Google Earth, imagery date: 6/4/2021

The circle over Folsom-Natoma St. in Figure 33 indicates no trees exist within a 10 m radius, which satisfy the siting criterion that requires drip lines of trees to be at least 10 m away from probes and inlets (40 CFR Part 58, Appendix E). A site survey was conducted on 4/26/2023 to identify flow obstacle. Results are provided in provided in Table A-20 through Table A-22.

Table A-20 Distance between Object and Probe or Inlet at Folsom-Natoma St.

	Gaseous Probe	$PM_{2.5}$ Inlet (Primary)	$PM_{2.5}$ Inlet (Collocated)
Object A (Tower) [A]	N/A	N/A	N/A
Object B (Building)	10.8	9.7	6.9
Object C (Building)	8.7	7.7	9.7
Object D (Building)	4.5	4.4	9.7
Object E (Building)	9.9	8.9	5.6
Object F (Tree)	17.9	17.9	15.8
Object G (Tree)	30.9	30.9	30.9
Object H (Tree)	27.7	29.7	30.8
Object I (Tree)	24.9	25.9	24.9

All units are in meter

[A] This is an open lattice style communication tower, airflow is not obstructed by this structure

Table A-21 Object Protrusion Above Probe or Inlet at Folsom-Natoma St.

	Gaseous Probe	$PM_{2.5}$ Inlet (north)	$PM_{2.5}$ Inlet (south)
Object A (Tower)	N/A	N/A	N/A
Object B (Building)	-2.8	-2.9	-1.8
Object C (Building)	-2.7	-2.7	-2.7
Object D (Building)	-2.7	-2.8	-2.9
Object E (Building)	-2.1	-1.9	-2.6
Object F (Tree)	1.6	1.6	1.7
Object G (Tree)	1.5	1.6	1.6
Object H (Tree)	3.3	3.6	3.2
Object I (Tree)	1.5	1.7	1.6

All units are in meter

Table A-22 Distance vs. Protrusion Ratio at Folsom-Natoma St.

	Gaseous Probe	$PM_{2.5}$ Inlet (north)	$PM_{2.5}$ Inlet (south)
Object A (Tower)	N/A	N/A	N/A
Object B (Building)	N/A	N/A	N/A
Object C (Building)	N/A	N/A	N/A
Object D (Building)	N/A	N/A	N/A
Object E (Building)	N/A	N/A	N/A
Object F (Tree)	11.2	11.2	9.3
Object G (Tree)	20.6	19.3	19.3
Object H (Tree)	8.4	8.3	9.6
Object I (Tree)	16.6	15.2	15.6

Must be greater than or equal to 2 to meet U.S. EPA siting criteria; N/A indicates inlet or probe is taller than the object and airflow is not obstructed

Site	Folsom-Natoma St.				
Start Date	7/1/1996	7/1/1996	7/1/2011	7/1/1996	7/1/1996
Collecting Agency	Sac Metro Air District	Sac Metro Air District	Sac Metro Air District	Sac Metro Air District	Sac Metro Air District
Analytical Lab	Sac Metro Air District	Sac Metro Air District	Sac Metro Air District	Sac Metro Air District	AAC
Reporting Agency	Sac Metro Air District	Sac Metro Air District	Sac Metro Air District	Sac Metro Air District	Sac Metro Air District
Pollutant	O_3	NO_2	NOY[B]	Total NMHC	Speciated VOC[B]
Parameter Code	44201	42602	42600	43102	43102
Parameter Occurrence	1	1	1	1	2
Manufacturer/Model	TAPI 400E	TAPI200UP	TEI 42I-Y	TEI 55C	Xontech 910A/912
Sampling Method	Instrumental	Instrumental	Instrumental	Instrumental	6L Pressurized Canister
Method Code	087	200	674	164	123
Analysis Method	Ultraviolet Absorption	Photolytic-Chemiluminesc	Chemiluminesc ence	Flame Ionization Detector	Dual Flame Ionization Detector
FRM/FEM/ARM/Other	FEM	FEM	Other	Other	Other
Monitoring Objective	NAAQS comparison, public info	NAAQS comparison, public info	Public info, research	Public info, research	Research
Statement of Purpose	Measure highest summer O_3 level downwind of urban area	Measures concentration downwind of urban area	Measures representative concentration	Measures concentration downwind of urban area	Measures concentration downwind of urban area
Monitor Type	SLAMS	SLAMS	SLAMS	SLAMS	SLAMS
Affiliation	PAMS	PAMS	PAMS	PAMS	PAMS
Site Type	Max O_3 Concentration, Population Exposure	Highest concentration	Population Exposure	Highest concentration	Highest concentration
Spatial Scale	Neighborhood	Neighborhood	Not applicable	Not applicable	Not applicable
Sampling Frequency	Continuous	Continuous	Continuous	Continuous	1 in 3 days
Sampling Season	Year Round	Year Round	Year Round	Year Round	July thru Sep
Distance from Supporting Structure or Roof	2.3	2.3	Not applicable	2.3	1.9
Distance from flow obstructions on roof (m)	No obstruction	No obstruction	No obstruction	No obstruction	No obstruction
Distance from flow obstructions not on roof (m)	No obstruction	No obstruction	No obstruction	No obstruction	No obstruction
Distance from nearest tree drip line (m)	15.5	15.5	14.6	15.5	15.5
Distance to furnace or incinerator flue (m)	No furnace/flue	No furnace/flue	No furnace/flue	No furnace/flue	No furnace/flue
Distance between collocated PM monitors (m)	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Unrestricted airflow (deg)	360	360	360	360	360
Probe height (m, agl)	5.5	5.5	10.0	5.5	5.5
Probe material	FEP Teflon	FEP Teflon	FEP Teflon	FEP Teflon	Stainless Steel
Residence time (seconds)	17.9	17.9	9.0	13.7	3.0
Changes in next 18 months?	No	No	Yes	No	Yes
Frequency of 1-pt QC Check	Every other day	Every other day	Every other day	Every other day	Pre- and post-seasonally
Audit Date(s)	4/21/22	4/21/22	Not applicable	Temp. shutdown[A]	Not applicable

[A] U.S. EPA Region 9 approved the temporary shut down on 12/1/17
[B] U.S. EPA Region 9 approved the discontinuation on 3/20/23

Site	Folsom-Natoma St.	
Start Date	4/1/2013	7/1/2015
Collecting Agency	Sac Metro Air District	Sac Metro Air District
Analytical Lab	Sac Metro Air District	Sac Metro Air District
Reporting Agency	Sac Metro Air District	Sac Metro Air District
Pollutant	$PM_{2.5}$ (Primary monitor)	$PM_{2.5}$ (Audit monitor)
Parameter Code	88101	88101
Parameter Occurrence	3	4
Manufacturer/Model	Met One 1020 BAM	Met One 1020 BAM
Sampling Method	Very sharp cut cyclone	Very sharp cut cyclone
Method Code	170	170
Analysis Method	Beta Attenuation	Beta Attenuation
FRM/FEM/ARM/Other	FEM	FEM
Monitoring Objective	NAAQS comparison, public info, research	NAAQS comparison, public info, research
Statement of Purpose	Measures representative concentration	Collocated for QA purpose and provides substitute data if necessary
Monitor Type	SLAMS	SLAMS
Affiliation	None	None
Site Type	Population Exposure	Population Exposure
Spatial Scale	Neighborhood	Neighborhood
Sampling Frequency	Continuous	Continuous
Sampling Season	Year Round	Year Round
Distance from Supporting Structure or Roof	2.2	2.2
Distance from flow obstructions on roof (m)	No obstruction	No obstruction
Distance from flow obstructions not on roof (m)	No obstruction	No obstruction
Distance from nearest tree drip line (m)	13.0	12.0
Distance to furnace or incinerator flue (m)	No furnace/flue	No furnace/flue
Distance between collocated PM monitors (m)	1.8	1.8
Unrestricted airflow (deg)	360	360
Probe height (m, agl)	5.4	5.4
Probe material	Aluminum	Aluminum
Residence time (seconds)	Not applicable	Not applicable
Changes in next 18 months?	No	No
Frequency of flow rate verification	Bi-monthly	Bi-monthly
Audit Date(s)	4/21/22, 10/12/22	4/21/22, 10/12/22

Site	Folsom-Natoma St.				
Start Date	7/1/1996	7/1/1996	7/1/1996	7/1/1996	7/1/1996
Collecting Agency	Sac Metro Air District	Sac Metro Air District	Sac Metro Air District	Sac Metro Air District	Sac Metro Air District
Analytical Lab	Sac Metro Air District	Sac Metro Air District	Sac Metro Air District	Sac Metro Air District	Sac Metro Air District
Reporting Agency	Sac Metro Air District	Sac Metro Air District	Sac Metro Air District	Sac Metro Air District	Sac Metro Air District
Pollutant	Outdoor Temperature	Relative Humidity	Solar Radiation	Wind Direction	Wind Speed
Parameter Code	62101	62201	63301	61104	61103
Parameter Occurrence	1	1	1	1	1
Manufacturer/Model	Climatronics 100093	Climatronics 101669	Climatronics 100848	Climatronics F-460	Climatronics F-460
Sampling Method	Instrumental	Instrumental	Instrumental	Instrumental	Instrumental
Method Code	042	012	011	020	020
Analysis Method	Machine Average	Hygroscopic Plastic Film	Pyranometer	Vector Summation	Vector Summation
FRM/FEM/ARM/Other	Other	Other	Other	Other	Other
Monitoring Objective	Public info	Public info	Public info	Public info, research	Public info, research
Statement of Purpose	Measures representative meteorology	Measures representative meteorology	Measures representative meteorology	Measures representative meteorology	Measures representative meteorology
Monitor Type	SLAMS	SLAMS	SLAMS	SLAMS	SLAMS
Affiliation	PAMS	PAMS	PAMS	PAMS	PAMS
Site Type	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Spatial Scale	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Sampling Frequency	Continuous	Continuous	Continuous	Continuous	Continuous
Sampling Season	Year Round	Year Round	Year Round	Year Round	Year Round
Distance from Supporting Structure or Roof	No supporting structure	No supporting structure	No supporting structure	No supporting structure	No supporting structure
Distance from flow obstructions on roof (m)	No obstruction	No obstruction	No obstruction	No obstruction	No obstruction
Distance from flow obstructions not on roof (m)	No obstruction	No obstruction	No obstruction	No obstruction	No obstruction
Distance from nearest tree drip line (m)	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Distance to furnace or incinerator flue (m)	No furnace/flue	No furnace/flue	No furnace/flue	No furnace/flue	No furnace/flue
Distance between collocated PM monitors (m)	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Unrestricted airflow (deg)	360	360	360	360	360
Probe height (m, agl)	10.0	10.0	10.0	10.0	10.0
Probe material	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Residence time (seconds)	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Changes in next 18 months?	No	No	No	No	No
Frequency of 1-pt QC Check	N/A	N/A	N/A	N/A	N/A
Audit Date(s)	8/9/21[(A)]	Not applicable	Not applicable	4/21/22	4/21/22

[(A)] This monitor was malfunctioning during audit attempt in 2022

Folsom City Council
Staff Report

MEETING DATE:	8/12/2025
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11437 – A Resolution Authorizing the City Manager to Execute an Agreement with NTU Technologies, Inc. for $387,000 from the Water Operating Fund (Fund 520) for the Purchase of Chemicals for the Water Treatment Plant
FROM:	Environmental and Water Resources Department

RECOMMENDATION / CITY COUNCIL ACTION

The Environmental and Water Resources Department recommends the City Council pass and adopt Resolution No. 11437 – A Resolution Authorizing the City Manager to Execute an Agreement with NTU Technologies, Inc. for $387,000 from the Water Operating Fund (Fund 520) for the Purchase of Chemicals for the Water Treatment Plant.

BACKGROUND / ISSUE

The City of Folsom's Water Treatment Plant (WTP) utilizes surface water from Folsom Lake for water supply. The WTP is designed to produce 50 million gallon per day (mgd) of potable water. The treatment processes include rapid mix, pretreatment with a conventional flocculation and sedimentation basin, and an Actiflo system for high rate clarification, a conventional sand/anthracite dual media filter, and solids handling facilities. In order to be consistent with State regulatory requirements and industry best management practices, the City uses a variety of chemicals to aid in the treatment process listed above. These chemicals are vital to these treatment processes.

Several of the chemicals used at the WTP have specific and proprietary properties that necessitate the City to contract directly with a company that can provide these chemicals to meet the City's water treatment requirements. These chemicals include:

- Aluminum Chlorohydrate (ACH) Primary Coagulant
- Dry Anionic Polymer
- Dry Non-ionic Polymer

- Liquid Cationic Polymer
- Liquid Anionic Polymer

This resolution will authorize the City Manager to execute an agreement with NTU Technologies, Inc. for the purchase of chemicals for use at the Water Treatment Plant.

POLICY / RULE

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction with a value of $75,049 or greater shall be awarded by City Council.

ANALYSIS

When using coagulants, raw water properties can have a significant effect on the type of coagulant to use in the treatment process. These properties include alkalinity, water temperature, turbidity and filterability. These raw water quality properties are very different depending on the time of year, weather events such as storms and snow melt, and Folsom Lake turnover. Changes in the incoming raw water quality will affect settling rates in filters, sludge production, required chemical dosages, and pretreatment turbidity which can all impact the water quality of the treated water. In addition, City staff operates a conventional flocculation and sedimentation basin, a high rate Actiflo flocculation system, and a solids handling system that require specific chemical additions to properly treat the water. Using a polymer that can handle the wide range of these water properties entering the WTP is important to the treatment operators to maintain consistent water quality.

The current chemicals used by the City in the treatment process are very successful in providing high water quality for the City's water customers. In order to maintain current water quality standards, any new chemicals must also meet these standards. In order to ensure any new chemicals would be able to meet these standards, the City would have to perform various analytical tests to confirm the new polymer's ability to perform in a variety of conditions. The process for testing in all seasons of the year, after storm events, during snow melt, and high alkalinity water would be at least a year long process.

In addition to the analytical testing, the City operators would need to inform and follow the State Water Resources Control Board, Division of Drinking Water (DDW) requirements to confirm that changing chemicals would not adversely affect the water quality produced. A year long trial period to confirm the polymer performance, as well as a contingency plan, would be required by DDW.

Furthermore, the City uses specific proprietary chemicals from NTU Technologies at the WTP and receives quality product and good customer service. During calendar year 2018, operators optimized the treatment process, which led to reduced polymer usage throughout the system. Part of this reduction was due to service and testing provided by NTU Technologies. NTU has a location in Davis, CA which allows for very quick response to any City problems and requests.

EWR staff contacted five water providers in the area, including San Juan Water District, Placer County Water Agency, El Dorado Irrigation District, City of Roseville and City of West Sacramento to discuss chemical purchasing and usage. Through these discussions with other water providers in the area, it became clear that treatment process, water supply, quantity of chemicals

purchased, chemical equipment, storage available, and chemical dose all affected which polymer was used at a specific plant. There was no correlation to directly compare polymer usage and pricing.

The table below shows costs for chemicals that Environmental and Water Resource staff estimate will be used during fiscal year 2025-26:

Chemical	**$/lb**	Est. cost for FY25-26
Aluminum Chlorohydrate, ACH (Primary)	$0.69	$300,000
Dry Anionic Polymer	$3.61	$55,000
Dry Non-Ionic Polymer	$4.36	$5,000
Liquid Cationic Polymer	$2.39	$5,000
Liquid Anionic Polymer	$2.16	$22,000
Total		**$ 387,000**

The Environmental and Water Resources Department recommends a waiver of bid and requests that the City Council authorize the City Manager to execute an agreement with NTU Technologies, Inc. for the purchase of chemicals for the Water Treatment Plant in the amount not to exceed $387,000.

FINANCIAL IMPACT

Sufficient funds are budgeted and are available in the Water Operating Fund (Fund 520) in Fiscal Year 2025-26 for this agreement.

ENVIRONMENTAL REVIEW

This action is exempt from environmental review under the California Environmental Quality Act (CEQA).

ATTACHMENT

Resolution No. 11437 – A Resolution Authorizing the City Manager to Execute an Agreement with NTU Technologies, Inc. for $387,000 from the Water Operating Fund (Fund 520) for the Purchase of Chemicals for the Water Treatment Plant

Submitted,

Marcus Yasutake, Director
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

RESOLUTION NO. 11437

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH NTU TECHNOLOGIES INC. FOR $387,000 FROM THE WATER OPERATING FUND (FUND 520) FOR THE PURCHASE OF CHEMICALS FOR THE WATER TREATMENT PLANT

WHEREAS, the City identifies that the purchase is critical to ensuring the treatment of high quality water to be delivered to all customers; and

WHEREAS, the City of Folsom has identified this purchase as a priority to maintain the integrity and operation of the water treatment system; and

WHEREAS, the chemicals have proven to provide high water quality with the City's unique treatment process and variety of incoming water properties; and

WHEREAS, NTU Technologies, Inc. chemicals are specific and proprietary with unique chemical blends optimal for the City's treatment process, which requires the City purchase these chemicals through a sole source procurement process; and

WHEREAS, sufficient funds have been budgeted and are available in the Water Operating Fund (Fund 520); and

WHEREAS, the agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute an agreement with NTU Technologies, Inc. for the purchase of chemicals for the water treatment plant for an amount not-to-exceed $387,000.

PASSED AND ADOPTED this 12th day of August, 2025, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

_____
Sarah Aquino, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

Folsom City Council
Staff Report

MEETING DATE:	8/12/2025
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11439 – A Resolution Authorizing the City Manager to Execute an Agreement with MARS Company for $198,875 from the Water Operating Fund (Fund 520) for a Software License and Maintenance Subscription for the Meter Test Bench
FROM:	Environmental and Water Resources Department

RECOMMENDATION / CITY COUNCIL ACTION

The Environmental and Water Resources Department recommends the City Council pass and adopt Resolution No. 11439 – A Resolution Authorizing the City Manager to Execute an Agreement with MARS Company for $198,875 from the Water Operating Fund (Fund 520) for a Software License and Maintenance Subscription for the Meter Test Bench.

BACKGROUND / ISSUE

To comply with state law, the City of Folsom was required to install water meters on all residential water services by January 2013 and begin billing customers based on consumption by March 2013. To support the successful implementation of this citywide metering program, the City established the Water Meter Division in 2007.

The Water Meter Division is responsible for a wide range of operational activities, including the installation and replacement of meters, meter reading, maintenance and repair, billing support, customer service, management of the City's fixed network system, and staff training.

To support meter accuracy and performance, the City purchased a MARS Company small meter test bench in 2019, which was installed in 2020 at the Zone 4 FPA pump station. The test bench is used to evaluate a sample set of both new and in-service small meters (5/8” to 2”) to ensure they meet American Water Works Association (AWWA) and manufacturer specifications.

Accurate metering is essential for reliable billing, water loss control, and regulatory reporting. To maintain the performance and compliance of the test bench, annual software license renewal, calibration, and certification are required.

POLICY / RULE

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction with a value of $75,049 or greater shall be awarded by City Council.

ANALYSIS

The Environmental and Water Resources Department has operated a MARS meter test bench since 2020 to support the City's water meter testing and verification program. To ensure continued accuracy and compliance with American Water Works Association (AWWA) and manufacturer standards, the test bench requires annual software licensing, calibration, and certification.

As part of a Water Loss Control Program evaluation completed in 2023, there were several recommendations provided by the consultant related to water meter testing. This included a small customer meter testing program using the MARS meter test bench to complete the following:

1. Inform an updated apparent loss assessment for the annual American Water Works Association water audit and provide documentation to submit to the State Water Resources Control Board.

2. Help identify potential replacement opportunities for poorly performing groups of meters. As an example, the City of Folsom has some active small meters that are older than 25 years, and testing might help evaluate the business case for replacing these meters.

MARS Company offers a five-year service agreement that includes the M3 software license, equipment calibration, and certification services. Entering into a multi-year agreement provides a cost-effective alternative to annual renewals, resulting in substantial long-term savings.

The proposed agreement includes annual costs of $41,110 in year one, $37,709 in year two, $38,841 in year three, $40,007 in year four, and $41,208 in year five. The total five-year cost is $198,875, representing a savings of $123,809 compared to purchasing these services individually each year.

The Environmental and Water Resources Department recommends that the City Council authorize the City Manager to execute an agreement with MARS Company for a 5 year software license and maintenance subscription for the meter test bench in the amount of $198,875.

FINANCIAL IMPACT

The Software License and Maintenance Subscription for the meter test bench is for an amount not to exceed $41,110 for FY 2025-26; $37,709 for FY2026-27; $38,841 for FY27-28; $40,007 for FY28-29; and $41,208 for FY29-30. Funding for this agreement is included in the Fiscal Year

2025-26 Operating Budget under the Water Operating Fund (Fund 520). It is also planned to be included in the Water Operating Fund (Fund 520) budgets for FY 2026-27 through FY2029-30 as part of the annual budgeting process. This agreement will cover the 5 year service agreement for a total not to exceed amount of $198,875.

ENVIRONMENTAL REVIEW

This action is exempt from environmental review under the California Environmental Quality Act Section 15301.

ATTACHMENT

Resolution No. 11439 – A Resolution Authorizing the City Manager to Execute an Agreement with MARS Company for $198,875 from the Water Operating Fund (Fund 520) for a Software License and Maintenance Subscription for the Meter Test Bench

Submitted,

_____

Marcus Yasutake, Director
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

RESOLUTION NO. 11439

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH MARS COMPANY FOR $198,875 FROM THE WATER OPERATING FUND (FUND 520) FOR A SOFTWARE LICENSE AND MAINTENANCE SUBSCRIPTION FOR THE METER TEST BENCH

WHEREAS, water meter testing is essential to ensure accurate billing and annual reporting; and

WHEREAS, in October 2019, the city executed an agreement with MARS Company to purchase a water meter test bench; and

WHEREAS, this MARS test bench requires an annual software license, and equipment calibration and certification; and

WHEREAS, sufficient funds are budgeted and available in the FY 2025-26 Water Operating Fund (Fund 520) and are also planned to be included in the Water Operating Fund budgets for Fiscal Years 2026-27, 2027-28, 2028-29 and 2029-30 as part of the annual budget adoption process; and

WHEREAS, the agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute an Agreement with MARS Company for $198,875 from the Water Operating Fund (Fund 520) for a Software License and Maintenance Subscription for the Meter Test Bench.

PASSED AND ADOPTED this 12th day of August 2025, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

_____
Sarah Aquino, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

Folsom City Council
Staff Report

MEETING DATE:	8/12/2025
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11441- A Resolution Receiving Report from the Community Development Department on the Approval of a Parcel Map Waiver for the Russell Ranch Phase 2, Village 5 Project
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council approve Resolution No. 11441 to receive a report from the Community Development Department on the approval of a Parcel Map Waiver for a Residential Condominium Project by the Planning Commission pursuant to Folsom Municipal Code Section 16.24.080(E).

BACKGROUND / ISSUE

When an applicant is proposing to develop condominiums on a single parcel, they may request a Parcel Map Waiver from the Planning Commission. Folsom Municipal Code (FMC) Section 16.24.080(E) requires that, if the Planning Commission approves or conditionally approves a Parcel Map Waiver, the Community Development Department must make a written report to the City Council. The applicant, Lennar Homes, requested approval of a Parcel Map Waiver (Residential Condominiums) and Design Review for the development of a 118-unit residential condominium community, referred to as the Russell Ranch Phase 2, Village 5 project. The project is located on a 12.39-acre site at the southwest corner of the intersection of Empire Ranch Road and Trumpet Vine Drive in the Russell Ranch Subdivision portion of the Folsom Plan Area Specific Plan (FPASP), as shown in Exhibit A below. Approval of an Inclusionary Housing Plan was also requested.

Exhibit A: Project Vicinity



All requests were subject to review and approval by the Planning Commission, which considered the project at its July 23, 2025, meeting. The Planning Commission approved all requests unanimously. However, as noted above and further described in the "Policy/Rule" section of this report, the FMC requires the Community Development Department to make a written report to the City Council. Further, the City Council may vote to review the Parcel Map Waiver and conditions. Staff supports the Parcel Map Waiver granted by the Planning Commission, and recommends that the City Council approve the Resolution confirming the waiver.

POLICY / RULE

FMC Section 16.24.080(E) requires that, if a Parcel Map Waiver is approved or conditionally approved, the Community Development Department shall make a written report to the City Council. FMC Section 16.24.080(E) further states:

> "…If the city council, by a majority vote, decides to review the waiver and conditions, it shall conduct a public hearing after giving notice pursuant to Section 16.16.070(A)…The city council may add, modify or delete conditions if the city council determines that such changes are necessary to ensure that the

waiver conforms to the Subdivision Map Act and this code. The city council may deny the waiver on any of the grounds contained in this title."

ANALYSIS

Staff is providing this written report with a recommendation that the City Council confirm the Planning Commission's approval of the Parcel Map Waiver through approval of Resolution No. 11441. In its action, the Planning Commission made all necessary findings for approving the Parcel Map Waiver, including that it is consistent with the City of Folsom 2035 General Plan, the Folsom Plan Area Specific Plan, the City's Subdivision Ordinance, and the Subdivision Map Act. The Planning Commission further found that the site is physically suitable for the type and density of development proposed, and that project would not likely cause substantial environmental damage or serious public health or safety problems. If the Council follows staff's recommendation, it will forego review of the Parcel Map Waiver, and the Planning Commission approval will stand consistent with FMC Section 16.24.080(E).

FINANCIAL IMPACT

No financial impact is anticipated with the approval of the Parcel Map Waiver as the project will not result in any changes to the total number of residential units within the FPASP.

ENVIRONMENTAL REVIEW

Staff is requesting that the City Council confirm the Planning Commission's action approving the Parcel Map Waiver. There is no action pending before the City Council to approve the Parcel Map Waiver itself, therefore, the request is not considered a project under the California Environmental Quality Act (CEQA). Should the Council choose not to approve the proposed Resolution and request that the Parcel Map Waiver be added to a subsequent hearing calendar for review, further environmental review under CEQA may be required.

For context, an Addendum to the Folsom Plan Area Specific Plan EIR/EIS and Russell Ranch EIR was prepared and adopted in accordance with State CEQA Guidelines for the original Russell Ranch Lots 24 through 32 Subdivision project in 2018, which included development of the project site. It was found that none of the events described in CEQA Guidelines 15162 which would require preparation of a subsequent EIR (substantial changes to the project, substantial changes in the circumstances under which the project is undertaken, or new information of substantial importance) occurred. Therefore, the Planning Commission found that no further environmental review was required in association with this project in accordance with CEQA Guidelines Section 15162.

ATTACHMENTS

1. Resolution No. 11441- A Resolution Receiving Report from the Community Development Department on the Approval of a Parcel Map Waiver for the Russell Ranch Phase 2, Village 5 Project
2. Planning Commission Staff Report, dated July 23, 2025 (without attachments)
3. Draft Minutes from July 23, 2025, Planning Commission Meeting

4. Preliminary Site Plan for Map Waiver and Condominium Purposes, dated May 9, 2025
5. Draft Condominium Plan, dated March 20, 2025
6. Conditions of Approval

Submitted,



PAM JOHNS
Community Development Director

Attachment 1

RESOLUTION NO. 11441

A RESOLUTION RECEIVING REPORT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT ON THE APPROVAL OF A PARCEL MAP WAIVER FOR THE RUSSELL RANCH PHASE 2, VILLAGE 5 PROJECT

WHEREAS, the Planning Commission on July 23, 2025, held a public hearing on a proposed Parcel Map Waiver, Design Review, and Inclusionary Housing Plan, known as the Russell Ranch Phase 2, Village 5 project, considered public comment, and found that no further environmental review is required for the project in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162; and

WHEREAS, the Planning Commission on July 23, 2025, held a public hearing on a proposed Parcel Map Waiver, Design Review, and Inclusionary Housing Plan, known as the Russell Ranch Phase 2, Village 5 project, considered public comment, and, based on the proposed project exhibits, determined that the proposed project complies with all City requirements as well as with the requirements of the State Subdivision Map Act and approved the project; and

WHEREAS, Folsom Municipal Code Section 16.24.080(E) requires that, if a Parcel Map Waiver is approved or conditionally approved by the Planning Commission, the Community Development Department shall make a written report to the City Council, and further, that the City Council may vote to review the Parcel Map Waiver and conditions; and

WHEREAS, the City Council has received a written report from the Community Development Department on the approval of the Parcel Map Waiver by the Planning Commission, with conditions; and

WHEREAS, the City Council finds that the Planning Commission made appropriate findings to support approval of the Parcel Map Waiver in their July 23, 2025, action and that no further review from the City Council is necessary for the Russell Ranch Phase 2, Village 5 project.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby accepts the written report from the Community Development Department and confirms the July 23, 2025, Planning Commission approval of the Russell Ranch Phase 2, Village 5 project.

PASSED AND ADOPTED this 12th day of August 2025, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

_____
Sarah Aquino, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

Attachment 2

APPROVED
CITY OF FOLSOM
PLANNING COMMISSON
BY jkinkade DATE 07/25/2025

AGENDA ITEM NO. 4
Type: Public Hearing
Date: July 23, 2025

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project:	Russell Ranch Phase 2, Village 5
File #:	MSTR25-00094
Request:	Tentative Parcel Map Waiver (Residential Condominiums), Design Review, and Inclusionary Housing Plan
Location:	Southwest intersection of Empire Ranch Road and Trumpet Vine Drive
Parcel(s):	072-3510-005-0000
Staff Contact:	Josh Kinkade, Associate Planner, 916-461-6209 jkinkade@folsom.ca.us

Property Owner
Name: TPG AG EHC III (LEN) CA 5 Limited Partnership
Address: 1025 Creekside Ridge Dr. Ste 240
Roseville, CA 95678

Applicant
Name: Lennar Homes
Address: 1025 Creekside Ridge Dr. Ste 240
Roseville, CA 95678

Recommendation: Conduct a public hearing and upon conclusion confirm staff's determination that no further environmental review of the Russell Ranch Phase 2, Village 5 project is required, and approve a Tentative Parcel Map Waiver (Residential Condominiums), Design Review, and Inclusionary Housing Plan for the Russell Ranch Phase 2, Village 5 project (MSTR25-00094), based on the findings included in this report (Findings A-O) and subject to the attached conditions of approval (Conditions 1-59).

Project Summary: The proposed project includes development of a 118-unit residential condominium project on a 12.39-acre site located at the southwest intersection of Empire Ranch Road and Trumpet Vine Drive in the SP-MLD-PD (Multi-Family Low Density Residential- Planned Development District) land use designation of the Folsom Plan Area Specific Plan. The project proposes utilizing the site layout from the previously approved Tentative Parcel Map for Russell Ranch Phase 2, Village 5, while changing the ownership type from fee simple lots to condominium ownership. A Residenitial Design Review is also requested for the architecture and design of the project.

APPROVED
CITY OF FOLSOM
PLANNING COMMISSON
BY jkinkade DATE 07/25/2025

CITY OF FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 4
Type: Public Hearing
Date: July 23, 2025

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1. Background
2. Description/Analysis
3. Conditions of Approval
4. Vicinity Map
5. Preliminary Site Plan for Map Waiver and Condominium Purposes, dated May 9, 2025
6. Russell Ranch Village 5 Draft Condominium Plan, dated March 20, 2025
7. Setback Exhibit
8. Russell Ranch Phase 2 Village 5 Design Review Submittal, dated May 6, 2025 (Site Plan, Exterior Elevations, Building Plans, Floor Plans, Color/Material Board, Alternate Color Scheme, Color Scheme Plotting)
9. Landscaping Plans, dated May 8, 2025
10. Russell Ranch Design Guidelines: Architectural Guidelines for Townhomes
11. Project Narrative, Design Narrative, and Architectural Design Compliance Letters
12. Russell Ranch Phase 2 Village 5 Inclusionary Housing Compliance Letter, dated May 9, 2025
13. Draft Codes, Covenants, and Restrictions (CC&Rs)
14. Previously Approved Village 5 Small Lot Vesting Tentative Subdivision Map- Lots 24 thru 32- Russell Ranch, dated January 24, 2018
15. Final Map (PN 17-288)- Russell Ranch Phase 2 Large Lot, dated October 2018
16. Russell Ranch Development (Lots 24 through 32) Environmental Checklist and Addendum
17. Public Comments Received

Submitted,



_____
PAM JOHNS
Community Development Director

APPROVED
CITY OF FOLSOM
PLANNING COMMISSION
BY jkinkade DATE 07/25/2025

ATTACHMENT 1
BACKGROUND

BACKGROUND

On May 15, 2015, the City Council approved a General Plan Amendment, Specific Plan Amendment, Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, Design Guidelines, Inclusionary Housing Plan, and Amended and Restated Development Agreement Amendment for development of an 879-unit single-family residential subdivision known as the Russell Ranch Subdivision within the eastern portion of the Folsom Plan Area. The Russell Ranch Design Guidelines were established to act as an implementation tool for residential development within the Russell Ranch Subdivision.

On June 28, 2016, the City Council approved an Amended Large-Lot Vesting Tentative Subdivision Map and an Amended Small-Lot Vesting Tentative Subdivision Map for development of the Russell Ranch Subdivision as an 852-unit single-family residential subdivision. Final maps for Phases 1 and 3 of the subdivision, located northwest of Grand Prairie Road, were recorded in 2019 and 2021 respectively, and development has occurred in both phases.

On March 27, 2018, the City Council approved a General Plan Amendment, Specific Plan Amendment, Design Guidelines Amendment, Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, and Development Agreement Amendment for the development of a five-village, 389-unit residential subdivision commonly referred to as Russell Ranch Phase 2 (Russell Ranch Lots 24-32 Subdivision). The large lot final subdivision map for this area was recorded in 2018 (included in this staff report in Attachment 15). Small lot maps for Phase 2 Villages 1-4 were recorded in 2022 and residences have since been built in those villages. A small lot tentative subdivision map for Phase 2 Village 5 (included in this staff report in Attachment 14), was approved for 118 fee simple, multi-family townhome lots by the Planning Commission as part of the Russell Ranch Lots 24-32 Subdivision entitlement but was never recorded. The Design Guidelines Amendment approved by the Planning Commission in 2018 provided additional direction in terms of the architecture and design of the proposed townhome portion of the Russell Ranch Subdivision and remains applicable today.

Improvement plans for Phase 2 Village 5 were subsequently approved, and grading, utility and site improvement work is underway. However, when the applicant submitted for design review for this village, they requested that the village consist of one residential condominium parcel with 118 townhome units rather than the previously approved 118 fee simple townhome parcels. While the site and unit layout remain unchanged from what was previously approved, the map type has changed, and development standards for townhomes with condominium ownership differ from that of fee simple townhomes within the MLD designation of the Folsom Plan Area Specific Plan.

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CITY OF FOLSOM
PLANNING COMMISSION
BY jkinkade DATE 07/25/2025

ATTACHMENT 2
DESCRIPTION/ANALYSIS

POLICY/RULE

Folsom Municipal Code section 16.24.080(A)(4) grants the Planning Commission the discretion to waive all or part of the requirements for a tentative and parcel map for the construction of a condominium project on a single parcel. To support such a decision, the Planning Commission must make a finding that the proposed division of land complies with the requirements of the Subdivision Map Act, the Folsom Municipal Code, the General Plan and the Folsom Plan Area Specific Plan as to area, improvement and design, floodwater drainage control, improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other applicable requirements. Such a waiver may be conditioned to provide for, among other things, payment by the subdivider of applicable fees and costs.

If the Planning Commission approves the waiver, the Community Development Department must report the same to City Council, which may decide to review the waiver and conditions at a public hearing within 30 days. If the Council does not review the waiver, it is deemed approved based on the Planning Commission action and subject to any conditions imposed by the Commission.

If such a waiver is ultimately approved, the City Engineer must file with the County Recorder a certificate of compliance confirming that the division and resulting parcel comply with the provisions of the Subdivision Map Act and the Folsom Municipal Code, as well as a plat map showing the division of land.

PROJECT DESCRIPTION

The applicant, Lennar Homes of California, requests approval of a Parcel Map Waiver (Residential Condominiums) and Design Review for the development of a 118-unit residential condominium community (referred to as Russell Ranch Phase 2, Village 5), on a 12.39-acre site located at the southwest intersection of Empire Ranch Road and Trumpet Vine Drive in the southeastern portion of the Folsom Plan Area Specific Plan (FPASP). The Project site is designated in the FPASP (FPASP Land Use Plan, Figure 1) as SP-MLD-PD (Multi Family Low Density Residential- Planned Development District).

Requested Entitlements

The first entitlement under consideration is a request for approval of a Parcel Map Waiver (Waiver) to permit establishment of a condominium project on a single parcel. The applicant requests the Waiver to create a residential condominium community of 118 units on the subject parcel. The second entitlement requested is for Design Review of the proposed condominiums to ensure compliance with existing development standards, review of the project site design, and to evaluate the architectural design of the buildings. The third entitlement requested is approval of an Inclusionary Housing Plan that proposes to meet the Inclusionary Housing Ordinance requirement with the payment of in-lieu fees.

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BY jkinkade DATE 07/25/2025

The project does not require any deviations from applicable development standards.

Parcel Map Waiver and Condominium Plans

The applicant proposes to create a one-lot residential condominium map, as permitted under Folsom Municipal Code (FMC) Section 16.24.080 (Waiver of Parcel Map Requirements…for Condominium Project on Single Parcel). The proposed preliminary site plan is provided in Attachment 5. As shown on this exhibit, the map would consist of one lot (Lot 5) with 118 condominium dwelling units. FMC Section 16.24.080(A)(4) permits the Planning Commission to waive all or part of the requirements for a tentative and parcel map for construction of a condominium project on a single parcel, which is the applicant's request.

A waiver by the Planning Commission may be conditioned to provide for, among other things, payment by the subdivider of parkland dedication, drainage and other fees that are permitted by law. Planning staff have confirmed with Parks and Recreation Department staff that the parkland dedication requirement for the subject site was satisfied by the Russell Ranch Village 2 project with land dedicated for Neighborhood Park 6 in the Folsom Plan Area. Conditions have been included for this project that require payment of any other applicable fees.

Each residential unit within the proposed condominium project would be individually owned in fee title, with the areas below, surrounding, and above each unit owned by a common interest development entity of which each owner has a fractional interest. The applicant has provided a draft condominium plan showing how ownership and easements would be reflected, which is included in Attachment 6. They also provided a draft set of Covenants, Conditions, and Restrictions (CC&Rs) that, once finalized and approved by the California Department of Real Estate, will govern use, maintenance, assessments, and other operational aspects of the condominium community. The draft CC&Rs are included as Attachment 13 to this report.

Grading, utility, and roadway improvement plans were previously approved as part of the larger Russell Ranch Phase 2 project and have since then been permitted with work already underway on the project site.

Design Review

The project proposes the construction of 118 attached, for-sale dwelling units within 25 three-story three-plex, four-plex, and five-plex buildings. Each unit contains a two-car garage on the lower level and living space on all three levels. Units are proposed to contain four bedrooms and between three and a half and four bathrooms. The buildings are situated around a central private park site with a play area, shade sails, a garden, bench seating, a shade structure, picnic tables, grills, sports tables, and outdoor exercise areas. Garages will provide 236 parking spaces, and uncovered off-street parking will account for an additional 111 spaces, over half of which surround the park.

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CITY OF FOLSOM
PLANNING COMMISSION
BY jkinkade DATE 07/25/2025

The project site contains one gated access point from Trumpet Vine Drive to the north and a secondary emergency vehicle access road via Elm Trail Court to the southwest. The units themselves will be accessed in the front via pedestrian pathways and in the rear via internal motor l-courts.

The building, private park, parking, access points, and internal roadway locations were previously approved by the Planning Commission with the prior Tentative Parcel Map for Russell Ranch Phase 2. The applicant is proposing to utilize the same site layout and unit count as what was previously approved but change the building ownership type from fee simple lots to condominium units. This requires a request for a Parcel Map Waiver, as discussed in more depth later in this report. The applicant has also provided proposed plans for landscaping, parking lot shading, building elevations, and floor plans for the Design Review.

Inclusionary Housing Plan

As permitted by the City's Inclusionary Housing Ordinance, the applicant is proposing to meet their inclusionary housing requirement by providing an in-lieu fee payment (Attachment 12). The in-lieu fee payment is calculated by multiplying one percent of the lowest priced for-sale residential unit within the proposed condominium project by the total number of for-sale residential units within the proposed project. The in-lieu fee is payable at the time of the building permit on a per-unit basis.

ANALYSIS

General Plan and Specific Plan Consistency

The 9.5-acre project site has a General Plan land use designation of MLD (Multifamily Low Density) and a Specific Plan designation of SP-MLD-PD (Specific Plan-Multi-Family Low Density-Planned Development District). The project is consistent with both the General Plan and the Specific Plan land use designations, as multi-family townhome units are identified as a permitted land use within the Folsom Plan Area Specific Plan (FPASP, Table A.1). The proposed project, which will be developed with 9.5 dwelling units per acre, is also consistent with the allowable density range (7-12 dwelling units per acre) established by the General Plan (Table LU-1: Residential Designations) and the FPASP. The proposed project meets the development requirements established in the FPASP (Table A.4) for lot area, building height, building setbacks, and parking, as described below.

Parcel Map Waiver

As discussed in the 'Project Description' section of this report, the applicant is requesting approval of a Parcel Map Waiver, pursuant to FMC Section 16.24.080 and supported by a draft Condominium Plan. This would allow the development of the project as a residential condominium project, once the waiver is processed by the City Engineer and recorded. Pursuant to FMC Section 16.24.080(B), the Planning Commission must find

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PLANNING COMMISSION
BY jkinkade DATE 07/25/2025

that the proposed "division of land" (a term used generally by that Section for all types of tentative and final map waivers) complies with requirements as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of the Subdivision Map Act, Title 16 of the FMC, the FMC in general, the General Plan and any applicable Specific Plan.

As discussed in this report, the project site meets all requirements listed above, as conditioned. As such, staff believe that the Planning Commission can find the proposed project compliant with the General Plan and FPASP. In addition, the applicant has provided a draft Condominium Plan and draft CC&Rs (Attachments 6 and 13) that govern the property ownership, operation, and maintenance on the site, ensuring that the project will not result in negative impacts to surrounding properties. The City Engineer's filing of the certificate of compliance for the one-lot residential condominium map with the County Recorder will render the previous Village 5 Small Lot Vesting Tentative Subdivision Map for 118 fee simple lots null and void. Condition No. 27 has been added to reflect this.

Staff found that the two parcels located directly south of the project site (Lots 13 and 14 on the Russell Ranch Phase 2 Large Lot Map) were required to be deeded to the City in fee title for the future White Rock Road JPA Connector/Empire Ranch Road Interchange subject to compensation provided by the JPA Connector. While the requirement for this dedication has not been triggered yet, there are existing City drainage facilities and future pedestrian trails located within these parcels. As such, staff has provided Condition No. 26, which states that an easement shall be dedicated to the City for drainage and pedestrian trail access and maintenance on Lots 13 and 14 prior to filing of the certificate of compliance. This allows for the City facilities to continue as planned while allowing the actual dedication of that land to occur at a later time when the interchange moves forward.

FMC Section 16.24.080(E) requires that, if the Waiver is approved or conditionally approved, the Community Development Department make a written report to the City Council. Section 16.24.080(E) further states:

> "If the city council, by a majority vote, decides to review the waiver and conditions, it shall conduct a public hearing after giving notice pursuant to Section 16.16.070 A. In addition, notice shall be given to the planning commission. The public hearing shall be held within 30 days after the date of the request for review. The city council may add, modify or delete conditions if the city council determines that such changes are necessary to ensure that the waiver conforms to the Subdivision Map Act and this code. The city council may deny the waiver on any of the grounds contained in this title. Within 10 days following the conclusion of the hearing, the city council shall render its decision. If the city council does not act within the time limits set forth in this section, the waiver shall be deemed to

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CITY OF FOLSOM
PLANNING COMMISSION
BY jkinkade DATE 07/25/2025

have been approved or conditionally approved as last approved or conditionally approved by the planning commission insofar as it complies with all other applicable provisions of the Subdivision Map Act, this title, this code, the general plan and any applicable specific plan."

Should the Planning Commission conditionally approve the Waiver, staff will follow the requirements of Section 16.24.080(E) for reporting to City Council and any further review.

Design Review

The purpose of the Design Review process is to ensure compliance with the established development standards for multi-family low density development, review the project site design, and evaluate the architectural design of the residential buildings.

Development Standards – SP-MLD-PD Designation

The project is subject to the development standards established in the Folsom Plan Area Specific Plan for Multi-Family Low Density Residential (SP-MLD-PD) parcels for townhomes under condominium ownership. Staff notes that while the Russell Ranch Planned Development Design Guidelines contain development standards for townhomes, these standards assumed that the townhomes were on fee simple lots rather than condominium lots (as stated in the PN 17-288- Russell Ranch Lots 24 through 32 Subdivision staff report). Since townhome lots with condominium ownership are not addressed in the Russell Ranch Design Guidelines, staff used the existing condominium ownership townhome development standards from the FPASP. Staff found that a Planned Development Modification or update to the Russell Ranch Design Guidelines would not be required for this change since townhomes with condominium ownership are allowed by right in the SP-MLD Specific Plan District and the applicant is using the existing standards from the FPASP for this type of housing product. The primary difference in development standards is that the condominium standards allow for greater building height (four floors, up to 50 feet versus two floors up to 35 feet). The table below outlines the development standards for the SP-MLD Specific Plan district for townhomes with condominium ownership and how the proposed project complies with those standards:

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BY jkinkade DATE 07/25/2025

TABLE 1: DEVELOPMENT STANDARDS TABLE

Development Standards Russell Ranch Phase 2, Village 5						
	Lot Area	**Lot Width**	**Front Yard Setback**	**Rear Yard Setback**	**Side Yard Setbacks**	**Building Height**
SP-MLD-Townhomes, Garden Apartments, Apartments (Rental or Condominium Ownership)	1.0-acre minimum	NA	30 ft. min. to back of sidewalk for primary structures, porches and courtyards	10 ft. min. to back of sidewalk	10 ft. min. (interior side yard) 20 ft. min. to back of sidewalk (street side yard- corner lot)	4 floors and 50 feet Max.
Proposed Project	12.39 acres	NA	33.8 ft. min, to back of sidewalk	21.9 ft. min. to back of sidewalk	16.7 ft. min. (interior side yards)	3 floors, 38 feet maximum

As shown on the development standards table, the proposed project meets or exceeds all development standards established for the SP-MLD-PD designation within the Folsom Plan Area Specific Plan for townhomes with condominium ownership.

Building Architecture and Design

The project is subject to the architectural guidelines from the *Russell Ranch Planned Development Design Guidelines (Design Guidelines)*, which were adopted to establish parameters that apply to all single- and multi-family land use categories within Russell Ranch. Specific to the townhomes, the Design Guidelines call for the following architectural features:

- An architectural style selected from the permitted architectural styles for Russell Ranch (California Wine Country, Monterey, Spanish Eclectic, California Cottage, Transitional Bungalow, California Prairie, Spanish Colonial Revival, California Craftsman, California Villa).

- The provision of vertical articulation at the front elevation to avoid dominant unbroken planes and create shadow lines.

- Varied setbacks for different portions of the home, such as garages, second floors, balconies, etc. are encouraged.

- Massing of forms must be established using the fundamental characteristics of the selected architectural style.

- Contemporary interpretations of the architectural styles permitted for The Townhomes are encouraged through the use of eclectic materials, such as metals

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(must be anti-reflective) and variations on traditional siding, asymmetrical roof pitches, and playful massing and use of color.

The applicant proposes to utilize the California Prairie architectural style on the buildings, as defined in the *Design Guidelines*. The applicant states that principles from the *Design Guidelines* have been incorporated into the building designs including:

- Rectangular, straight-lined geometry and linear arrangements;
- Private covered decks;
- Low-pitched, concrete shingle hipped roofs with wide overhangs;
- Stucco and masonry exteriors;
- Rectangular windows with trim;
- Warm, earthy primary exterior colors with contrasting trim and accent colors;
- Ornamental railings;
- Style-specific lighting; and
- Metal awnings.

The Design Narrative and Architectural Compliance Letter provided by the applicant (included within Attachment 11) provides detailed descriptions of each design theme. The Design Review Submittal package (Attachment 8) provides the full architectural plans for the project, including elevations, floor plans, colors and materials.

Staff reviewed the project site and building design against the *Design Guidelines* and found that the project features a high-quality design consistent with that document and includes many elements of the California Prairie style. While each side elevation will feature the same architecture, the use of varied color schemes and mirrored facades will help establish a level of variety while maintaining a cohesive community style. As a result, staff recommends approval of the design with the following conditions (included in Condition No. 47):

a. The approval is for three 3-story building plans (three unit-types with four color and material options providing 12 individual expressions). The applicant shall submit building plans that comply with this approval and the Russell Ranch Phase 2 Village 5 Design Review Submittal dated May 6, 2025, included in Attachment 8.

b. The design, materials, and colors of the proposed project shall be consistent with the building elevations, color renderings, materials samples, and color scheme to the satisfaction of the Community Development Department.

c. The Community Development Department shall approve the individual building permits to assure no duplication or repetition of the same color scheme side-by-side or across the street from each other.

d. All mechanical equipment shall be ground-mounted and be shielded by

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landscaping or trellis-type features. Equipment shall be properly ventilated and accessible for maintenance.

e. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping.

Signage

The proposed project does not include a freestanding monument sign at the project entrance. Staff recommends that the final location, height, size, and design of any future monument sign be subject to review and approval by the Community Development Department to ensure consistency with the requirements of the Folsom Municipal Code (FMC, Section 17.59.040 D). Staff has provided Condition No. 50, which requires that the owner/applicant obtain a sign permit prior to installing the monument sign.

Walls and Fencing

Based on the proximity of the project site to Empire Ranch Road and White Rock Road, an acoustical analysis was prepared for the original Russell Ranch entitlement, and mitigation measures regarding noise were again reviewed when the Lots 24 through 32 subdivision map (Phase 2) were approved. This study determined that a six-foot solid barrier along the project site boundary for Village 5 facing White Rock Road, and a seven-foot solid barrier along the project boundary facing Empire Ranch Road were necessary. Staff has provided Condition No. 35, which states that the final design of the walls is subject to Community Development Department approval to ensure consistency with the Russell Ranch Specific Plan Design Guidelines. Condition No. 35 also states that decorative pilasters need to be placed at all corners and shall also be placed approximately every 50 feet on center to break up long expanses of the walls along the property boundaries.

Site Lighting

The lighting plan for pole mounted streetlights was previously approved as part of the civil improvements for the original project. As shown on the project elevations (Attachment 8), the applicant also proposes to utilize building-attached lighting. All lighting is designed to minimize light and glare impacts to the adjacent properties by shielding and directing light downward. Staff recommends that the final exterior building and site lighting plans be submitted for review and approval by the Community Development Department for location, height, aesthetics, illumination level, glare, and trespass before building permit issuance. In addition, staff recommend all lighting be designed to be shielded and directed downward onto the project site and away from adjacent properties and public rights-of-way. Condition No. 37 is included to reflect these requirements.

Waste Enclosures

The approved civil improvement plans for the original project include two waste enclosures to serve the project site. The applicant provided the waste enclosure locations and specifications to City Solid Waste and Recycling (Solid Waste) for review. The plan demonstrated that the enclosures would be accessible to standard trash collection vehicles. Staff have provided Condition No. 49, which states that the final location and

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specifications of the enclosures shall be subject to review and approval by the City of Folsom Solid Waste Division. Per Condition No. 48, the final design, materials and colors of the waste enclosures are subject to review and approval by the Community Development Department and are required to be painted to match a primary building color of the residential units.

Landscaping

The proposed project will install landscaping bordering and interior to the project site. As shown on the preliminary landscape plan (Attachment 9), proposed landscaping will feature California-native and low water-use trees, shrubs, and groundcover selections intended to comply with the requirements of the Model Water Efficiency Landscape Ordinance (MWELO). Proposed landscape improvements include various drought-tolerant trees, shrubs, and groundcover. City staff worked with the applicant to place accent trees near the utility doors of each building facing interior streets to shield the view of those doors from public view.

The preliminary landscape plan meets the City's shade requirement (50%) by providing 51% shade in the parking lot area within fifteen (15) years. Staff recommend that the final landscape plans be reviewed and approved by the Community Development Department. Condition No. 51 is included to reflect this requirement.

Inclusionary Housing Plan

As permitted by the City's Inclusionary Housing Ordinance, the applicant is proposing to meet their inclusionary housing requirement by providing an in-lieu fee payment (Attachment 12). Staff supports payment of an in-lieu fee as the city has been successful in leveraging the inclusionary housing fund to obtain gap financing to support multifamily residential deed restricted housing projects. Staff recommends that the Planning Commission approve the Final Inclusionary Housing Plan and that subsequently the agreement be approved by the City Council in a form acceptable to the City Attorney and executed prior to recordation of Certificate of Compliance for the Condominium Map Waiver. Condition No. 24 is included to reflect these requirements.

Public Comments Received

Staff mailed notices for this project to property owners within a 300-foot radius of the project site and posted a notice in the Folsom Telegraph. At the time of this staff report, four public comments from nearby residents have been received, and are provided in Attachment 17. The letters expressed concern regarding construction impacts, safety, privacy, property values, increased traffic, and general lack of green space in multi-family developments. Staff notes that the applicant is required to comply with all conditions of approval and mitigation measures associated with the development of Russell Ranch Phase 2, which address construction noise and traffic impacts. The project site is within the MLD Specific Plan designation, which allows for townhomes under condominium ownership up to four floors and 50 feet in height by right. Furthermore, the project does not propose any additional units beyond the 118 units previously analyzed and approved

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as a part of the Russell Ranch Phase 2 project. Regarding privacy concerns, staff notes that the nearest residential property site is approximately 50 feet from the nearest proposed multi-family residence with much of that area landscaped with trees. Finally, regarding green space, the project proposes landscaped areas both around the residences and interior to the site with the central private park site.

ENVIRONMENTAL REVIEW

An Addendum to the Folsom Plan Area Specific Plan Environmental Impact Report/Environmental Impact Statement (EIR/EIS) and Russell Ranch EIR was prepared and adopted in accordance with California Environmental Quality Act (CEQA) Guidelines for the original Russell Ranch Lots 24 through 32 Subdivision ("Phase 2") project in 2018. This document, a link to which has been provided in Attachment 16, considered development of 118 townhome units on individual lots on the project site.

Under CEQA Guidelines Section 15162(a), when an EIR or negative declaration has been adopted for a project, subsequent environmental review is only required if the lead agency determines that any of the following occur that require major modifications to the previous environmental document: (1) substantial project changes; (2) changes with respect to the circumstances under which the project is undertaken; or (3) new information of substantial importance, which was not known and could not have been known at the time the previous environmental document was certified or adopted. CEQA Guidelines Section 15162(b), states that if none of these circumstances occur, the lead agency shall determine whether to prepare a subsequent negative declaration, addendum or no further action.

The proposed project will not exceed the development area of the Russell Ranch Lots 24 through 32 Subdivision project. It is also proposed to include the same number of multifamily residential units (118). The only physical project change is the increase in building height from a maximum of 35 feet to 38 feet. Staff have confirmed that none of the events described in CEQA Guidelines 15162(a), which would require preparation of a subsequent EIR (substantial changes to the project, substantial changes in the circumstances under which the project is undertaken, or new information of substantial importance) have occurred. This project does not introduce any new environmental concerns beyond those already evaluated and will be subject to all applicable mitigation measures identified in the documents in Attachment 16 and, as applicable, the Russell Ranch EIR and FPASP EIR/EIS. Therefore, no further environmental review is required in association with this project in accordance with CEQA Guidelines Section 15162.

RECOMMENDED PLANNING COMMISSION ACTION

Move to confirm staff's determination that no further environmental review of the Russell Ranch Phase 2, Village 5 project is required, and to approve a Tentative Parcel Map Waiver (Residential Condominiums), Design Review, and Inclusionary Housing Plan for the Russell Ranch Phase 2, Village 5 project (MSTR25-00094), based on the findings included in this report (Findings A-O) and subject to the attached conditions of approval (Conditions 1-59).

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GENERAL FINDINGS

A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.

B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, THE RUSSELL RANCH DESIGN GUIDELINES, AND ALL APPLICABLE PROVISIONS OF THE FOLSOM MUNICIPAL CODE.

CEQA FINDINGS

C. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ADDENDUM TO THE FOLSOM PLAN AREA SPECIFIC PLAN EIR/EIS AND RUSSELL RANCH EIR FOR THE RUSSELL RANCH LOTS 24 THROUGH 32 SUBDIVISION PROJECT.

D. THE CITY HAS DETERMINED THAT THE RUSSELL RANCH PHASE 2, VILLAGE 5 PROJECT IS CONSISTENT WITH THE DEVELOPMENT REVIEWED UNDER THE ADDENDUM TO THE FOLSOM PLAN AREA SPECIFIC PLAN EIR/EIS AND RUSSELL RANCH EIR FOR THE RUSSELL RANCH LOTS 24 THROUGH 32 SUBDIVISION PROJECT.

E. THE CITY HAS DETERMINED THAT THE IMPACTS OF THE RUSSELL RANCH PHASE 2, VILLAGE 5 PROJECT ARE ADEQUATELY ADDRESSED BY THE ADDENDUM TO THE FOLSOM PLAN AREA SPECIFIC PLAN EIR/EIS AND RUSSELL RANCH EIR FOR THE RUSSELL RANCH LOTS 24 THROUGH 32 SUBDIVISION PROJECT AND ASSOCIATED MITIGATION MEASURES.

F. THE CITY HAS DETERMINED THAT NONE OF THE EVENTS SPECIFIED IN SECTION 21166 OF THE PUBLIC RESOURCES CODE OR SECTION 15162(a) OF THE CEQA GUIDELINES HAVE OCCURRED.

G. THE CITY HAS DETERMINED THAT THIS PROJECT REQUIRES NO FURTHER ENVIRONMENTAL REVIEW IN ACCORDANCE WITH SECTION 15162 OF THE CEQA GUIDELINES.

PARCEL MAP WAIVER (RESIDENTIAL CONDOMINIUM) FINDINGS

H. THE PROPOSED PROJECT (PARCEL MAP WAIVER FOR RESIDENTIAL CONDOMINIUMS ON A SINGLE PARCEL) COMPLIES WITH REQUIREMENTS AS TO AREA, IMPROVEMENT AND DESIGN, FLOODWATER DRAINAGE CONTROL, APPROPRIATE IMPROVED PUBLIC ROADS, SANITARY DISPOSAL FACILITIES, WATER SUPPLY AVAILABILITY, ENVIRONMENTAL PROTECTION, AND OTHER APPLICABLE REQUIREMENTS OF THE

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SUBDIVISION MAP ACT, THE FOLSOM MUNICIPAL CODE, THE GENERAL PLAN AND THE FOLSOM PLAN AREA SPECIFIC PLAN.

I. THE PROJECT IS DESIGNED TO BE AND IS SUBJECT TO CONDITIONS OF APPROVAL THAT WILL ENSURE THAT THE PROJECT IS DEVELOPED IN COMPLIANCE WITH CITY STANDARDS.

DESIGN REVIEW FINDINGS

J. THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN AND THE APPLICABLE ZONING ORDINANCES.

K. THE PROJECT IS IN CONFORMANCE WITH THE RUSSELL RANCH DESIGN GUIDELINES.

L. THE BUILDING MATERIALS, TEXTURES, AND COLORS OF THE PROJECT WILL BE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

INCLUSIONARY HOUSING PLAN

M. THE INCLUSIONARY HOUSING PLAN MEETS THE REQUIREMENTS AND INTENT OF CHAPTER 17.104 – INCLUSIONARY HOUSING.

N. THE PROJECT IS SUBJECT TO A CONDITION OF APPROVAL REQUIRING AN INCLUSIONARY HOUSING AGREEMENT THAT COMPLIES WITH ALL OF THE REQUIREMENTS OF FOLSOM MUNICIPAL CODE CHAPTER 17.104.

O. THE PROPOSAL TO COMPLY WITH THE PROJECT'S INCLUSIONARY HOUSING REQUIREMENTS THROUGH PAYMENT OF IN LIEU FEES WILL FURTHER THE GOAL OF THE INCLUSIONARY HOUSING ORDINANCE CODIFIED IN CHAPTER 17.104 AND WILL PROVIDE NO LESS UNITS OR OPPORTUNITY FOR CREATION OF UNITS THAN IF THE UNITS HAD BEEN INCLUDED WITHIN THE PROPOSED DEVELOPMENT PROJECT.

Attachment 3

CITY OF FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
SPECIAL MEETING
July 23, 2025
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION

The regular Planning Commission Meeting was called to order at 6:30 p.m. with Chair Eileen Reynolds presiding. Chair Reynolds announced that Commissioner Tanya Morales had submitted her resignation and that recruitment to fill the balance of her term is underway.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

ROLL CALL

Commissioners Present:	Mathew Herrera, Commissioner Daniel West, Vice Chair Dianna Laney, Commissioner William Barcellona, Commissioner Justin Hurst, Commissioner Eileen Reynolds, Chair
Commissioners Absent:	None

CITIZEN COMMUNICATION: None

MINUTES

COMMISSIONER BARCELLONA MOVED TO APPROVE THE MINUTES OF THE JUNE 18, 2025, MEETING AS SUBMITTED.

COMMISSIONER WEST SECONDED THE MOTION.

AYES:	HERRERA, WEST, LANEY, BARCELLONA, HURST, REYNOLDS
NOES:	NONE
RECUSED:	NONE
ABSENT:	NONE

MOTION PASSED

NEW BUSINESS

1. MSTR25-00094. Russell Ranch Phase 2, Village 5 Tentative Parcel Map Waiver (Residential Condominiums), Design Review, and Inclusionary Housing Plan, and Determination that No Further Environmental Review is Required

A Public Hearing to consider a Tentative Parcel Map Waiver (Residential Condominiums), Design Review, and Inclusionary Housing Plan for a 118-unit residential condominium project on a 12.39-acre site located at the southwest intersection of Empire Ranch Road and Trumpet Vine Drive. The project site is within the SP-MLD-PD (Multi-Family Low Density Residential, Planned Development District) land use designation of the Folsom Plan Area Specific Plan and has a General Plan designation of MLD (Multi-Family Low Density Residential). An Addendum to the Folsom Plan Area Specific Plan EIR/EIS and Russell Ranch EIR was prepared and adopted in accordance with State California Environmental Quality Act (CEQA) Guidelines for the original Russell Ranch Lots 24 through 32 Subdivision ("Phase 2") project in 2018. Staff determined that no further environmental review of the proposed project is required under CEQA Guidelines Section 15162 – Subsequent EIRs and Negative Declarations. **(Project Planner: Josh Kinkade / Applicant: Lennar Homes)**

COMMISSIONER HURST MOVED TO CONFIRM STAFF'S DETERMINATION THAT NO FURTHER ENVIRONMENTAL REVIEW OF THE RUSSELL RANCH PHASE 2, VILLAGE 5 PROJECT IS REQUIRED, AND TO APPROVE A TENTATIVE PARCEL MAP WAIVER (RESIDENTIAL CONDOMINIUMS), DESIGN REVIEW, AND INCLUSIONARY HOUSING PLAN FOR THE RUSSELL RANCH PHASE 2, VILLAGE 5 PROJECT (MSTR25-00094), BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-O) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-59), WITH THE FOLLOWING CONDITIONS AND CONDITIONS KEY MODIFIED TO REFLECT RECORDING OF A CERTIFICATE OF COMPLIANCE AND MODIFIED SOUND WALL DESIGN:

- AMENDMENT OF CONDITION NO. 19

  DIGITAL COPY OF MAP
  THE OWNER/APPLICANT SHALL PROVIDE A DIGITAL COPY OF THE RECORDED **CERTIFICATE OF COMPLIANCE** ~~**PARCEL MAP**~~ (IN AUTOCAD FORMAT) TO THE COMMUNITY DEVELOPMENT DEPARTMENT.

  TIMING: ~~**M**~~ **B**
  RESPONSIBLE DEPARTMENT: CD (E)

- AMENDMENT OF CONDITION NO. 20

  PROVIDE FCUSD MAP
  THE OWNER/APPLICANT SHALL PROVIDE THE FOLSOM-CORDOVA UNIFIED SCHOOL DISTRICT WITH A COPY OF THE RECORDED **CERTIFICATE OF COMPLIANCE** ~~**PARCEL MAP**~~.

  TIMING: ~~**M**~~ **B**
  RESPONSIBLE DEPARTMENT: CD (P)

- AMENDMENT OF CONDITION NO. 21

  STREET NAMES
  THE APPLICANT SHALL USE STREET NAMES AS SHOWN IN THE FOLSOM PLAN AREA SPECIFIC PLAN, AND IN THE CASE OF UNNAMED STREETS, SELECT STREET NAMES FROM THE CITY'S APPROVED LIST OR SUBSEQUENTLY APPROVED BY THE PLANNING COMMISSION FOR THE RECORDED **CERTIFICATE OF COMPLIANCE** ~~**PARCEL MAP**~~.

  TIMING: M
  RESPONSIBLE DEPARTMENT: CD (P)(E)

- AMENDMENT OF CONDITION NO. 22

  PRIVATE EASEMENT DEDICATION
  THE OWNER/APPLICANT SHALL DEDICATE PRIVATE EASEMENTS FOR UTILITIES, DRAINAGE, WATER, AND SANITARY SEWER ~~**ON THE PARCEL MAP**~~ **AS EXHIBITS ATTACHED TO THE CERTIFICATE OF COMPLIANCE** PRIOR TO ISSUANCE OF A BUILDING PERMIT.

  TIMING: B
  RESPONSIBLE DEPARTMENT: CD (E)

- AMENDMENT OF CONDITION NO. 35

  DESIGN GUIDELINES COMPLIANCE –WALLS AND FENCING
  THE FINAL LOCATION, DESIGN, HEIGHT, MATERIALS, AND COLORS OF THE SOUND WALLS AND FENCING SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE COMMUNITY DEVELOPMENT DEPARTMENT TO ENSURE CONSISTENCY WITH THE RUSSELL RANCH SPECIFIC PLAN DESIGN GUIDELINES. IN ADDITION, DECORATIVE PILASTERS ARE TO BE PLACED AT ALL CORNERS AND SHALL ALSO BE PLACED ~~**APPROXIMATELY**~~ **AT A DISTANCE APPROVED BY THE CITY ENGINEER (NO CLOSER THAN** EVERY ~~**50**~~ **300** FEET ON CENTER**)** TO BREAK UP LONG EXPANSES OF THE WALLS ALONG THE PROPERTY BOUNDARIES.

  TIMING: G, I, B
  RESPONSIBLE DEPARTMENT: CD (P)(E), FD

- AMENDMENT OF CONDITION NO. 38

  UTILITY AGENCY COORDINATION
  THE OWNER / APPLICANT SHALL COORDINATE THE PLANNING, DEVELOPMENT, AND COMPLETION OF THIS PROJECT WITH THE VARIOUS UTILITY AGENCIES (I.E., SMUD, PG&E, ETC.). THE OWNER/APPLICANT SHALL PROVIDE THE CITY WITH WRITTEN CONFIRMATION OF PUBLIC UTILITY SERVICE PRIOR TO **RECORDATION OF THE CERTIFICATE OF COMPLIANCE** ~~**APPROVAL OF THE PARCEL MAP**~~.

  TIMING: ~~**I**~~ **M**
  RESPONSIBLE DEPARTMENT: CD (P)(E)

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (A)	COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION ENGINEERING DIVISION BUILDING DIVISION CITY ARBORIST / URBAN FORESTER	I	PRIOR TO APPROVAL OF IMPROVEMENT PLANS
		M	PRIOR TO ~~**APPROVAL OF FINAL MAP**~~ **RECORDATION OF CERTIFICATE OF COMPLIANCE**
		B	PRIOR TO ISSUANCE OF FIRST BUILDING PERMIT
PW	PUBLIC WORKS DEPARTMENT	O	PRIOR TO APPROVAL OF OCCUPANCY PERMIT
PR	PARK AND RECREATION DEPARTMENT	G	PRIOR TO ISSUANCE OF GRADING PERMIT
PD	POLICE DEPARTMENT	DC	DURING CONSTRUCTION
FD	FIRE DEPARTMENT	OG	ON-GOING REQUIREMENT

AYES: HERRERA, WEST, LANEY, BARCELLONA, HURST, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: NONE

MOTION PASSED

PRINCIPAL PLANNER'S REPORT

Principal Planner, Jessica Brandt, shared the following with the Commission:

- The next meeting is scheduled for August 20th, with multiple items on the agenda:
  - Tattoo parlor conditional use permit
  - Vet clinic conditional use permit modification
  - Single family subdivision map in the Folsom Plan Area
  - Review of the Broadstone Crossing II development agreement as related to the pedestrian overcrossing – this item needs to return to the Planning Commission before it can be recommended to City Council
  - No anticipated Commissioner absences for August 20th
- In the last month, staff approved 7 design reviews, including:
  - 2 custom homes
  - 5 residential additions and modifications

ADJOURNMENT

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 6:54 p.m.

RESPECTFULLY SUBMITTED,

_____
Stephanie Hannum, ADMINISTRATIVE ASSISTANT

APPROVED:

_____
Eileen Reynolds, CHAIR

Attachment 4

APPROVED
CITY OF FOLSOM
PLANNING COMMISSON
BY jkinkade DATE 07/25/2025

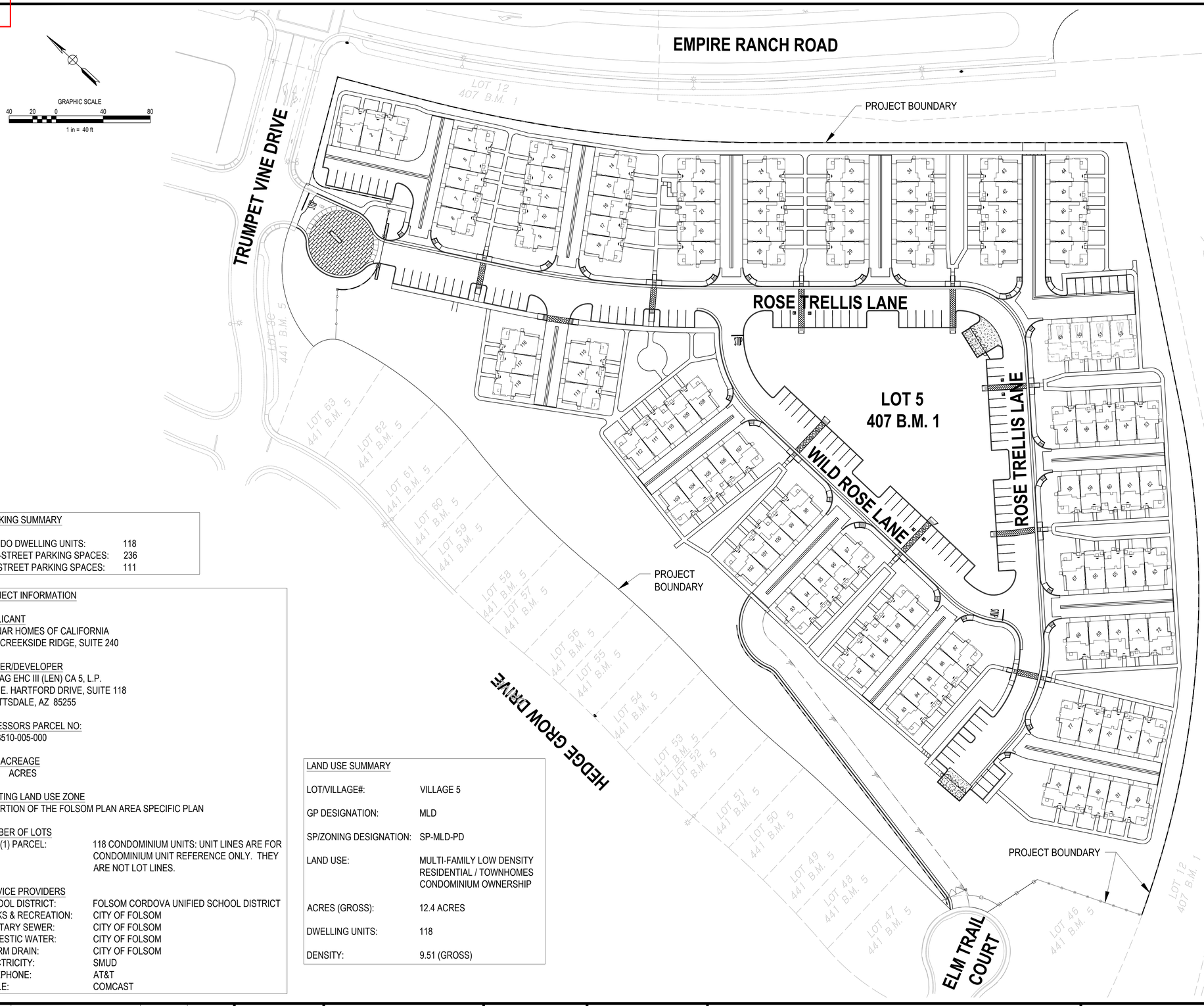
08/12/2025 Item No.9.

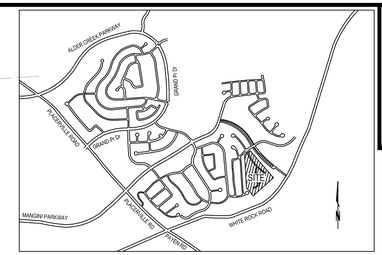
CITY OF FOLSOM:

COPPER VUE

RUSSELL RANCH VILLAGE 5

GRAPHIC SCALE
40 20 0 40 80
1 in = 40 ft





VICINITY MAP

PARKING SUMMARY	
CONDO DWELLING UNITS:	118
OFF-STREET PARKING SPACES:	236
ON-STREET PARKING SPACES:	111

PROJECT INFORMATION

APPLICANT
LENNAR HOMES OF CALIFORNIA
1025 CREEKSIDE RIDGE, SUITE 240

OWNER/DEVELOPER
TPG AG EHC III (LEN) CA 5, L.P.
8588 E. HARTFORD DRIVE, SUITE 118
SCOTTSDALE, AZ 85255

ASSESSORS PARCEL NO:
072-3510-005-000

SITE ACREAGE
12.39 ACRES

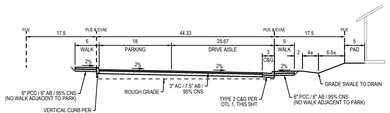
EXISTING LAND USE ZONE
A PORTION OF THE FOLSOM PLAN AREA SPECIFIC PLAN

NUMBER OF LOTS
ONE (1) PARCEL: 118 CONDOMINIUM UNITS: UNIT LINES ARE FOR CONDOMINIUM UNIT REFERENCE ONLY. THEY ARE NOT LOT LINES.

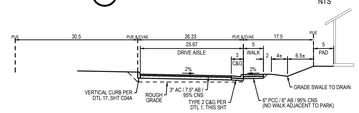
SERVICE PROVIDERS

SCHOOL DISTRICT:	FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT
PARKS & RECREATION:	CITY OF FOLSOM
SANITARY SEWER:	CITY OF FOLSOM
DOMESTIC WATER:	CITY OF FOLSOM
STORM DRAIN:	CITY OF FOLSOM
ELECTRICITY:	SMUD
TELEPHONE:	AT&T
CABLE:	COMCAST

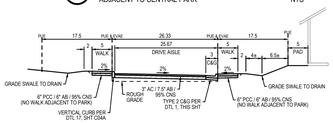
LAND USE SUMMARY	
LOT/VILLAGE#:	VILLAGE 5
GP DESIGNATION:	MLD
SP/ZONING DESIGNATION:	SP-MLD-PD
LAND USE:	MULTI-FAMILY LOW DENSITY RESIDENTIAL / TOWNHOMES CONDOMINIUM OWNERSHIP
ACRES (GROSS):	12.4 ACRES
DWELLING UNITS:	118
DENSITY:	9.51 (GROSS)



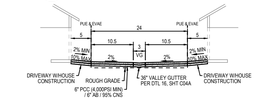
A SECTION: DRIVE AISLE (W/PARKING)
NTS



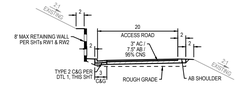
A.1 SECTION: DRIVE AISLE (NO PARKING)
ADJACENT TO CENTRAL PARK
NTS



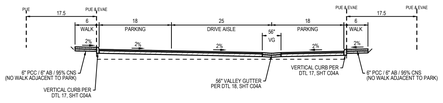
B SECTION: DRIVE AISLE (WALK BOTH SIDES)
NTS



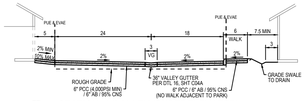
C SECTION: 24' ALLEY (TYPICAL)
NTS



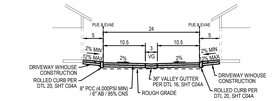
D SECTION: EMERGENCY VEHICLE ACCESS ROAD
NTS



E SECTION: DRIVE AISLE (PARKING BOTH SIDES)
NTS



F SECTION: 24' ALLEY (SUPERELEVATED)
LOTS 49-52
NTS



G SECTION: 24' ALLEY (W/ROLLED CURB)
LOTS 39-43 & 44-48
NTS

SCALE:
HORIZ. 1" = 100'
VERT. 1" = N/A

BENCH MARK

COMPUTED	STAFF
DESIGNED	TA
DRAWN	TA
PROJ. ENGR.	SMP

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom * Fresno
7643 North Ingram Avenue, Suite #105
Fresno, CA 93711
phone: (559) 853-4505
web: www.mpengr.com

ENTITLEMENT CONDO EXHIBIT

RUSSELL RANCH VILLAGE 5

SITE PLAN FOR PARCEL MAP WAIVER & CONDOMINIUM PURPOSES

COPPER VUE

FOLSOM, CA

DATE MAY 9, 2025
SHEET EX-01
1 OF 3

JOB NO. 23-0045-00

Dwg: X:\2023\23-0045-00 (RUSSELL RANCH VILLAGE 5)\ENGINEER\EXHIBITS\25-0505-RRV5-CONDO-EXHIBIT(23-0045-00).DWG | Sheet: 05-09-25 01:52pm SPIEDERSEN

Attachment 5

APPROVED
CITY OF FOLSOM
PLANNING COMMISSON
BY ikinkade__ DATE 07/25/2025

RUSSELL RANCH VILLAGE 5
CONDOMINIUM PLAN
3, 4, & 5 - PLEX
SITE PLAN
MARCH 20, 2025

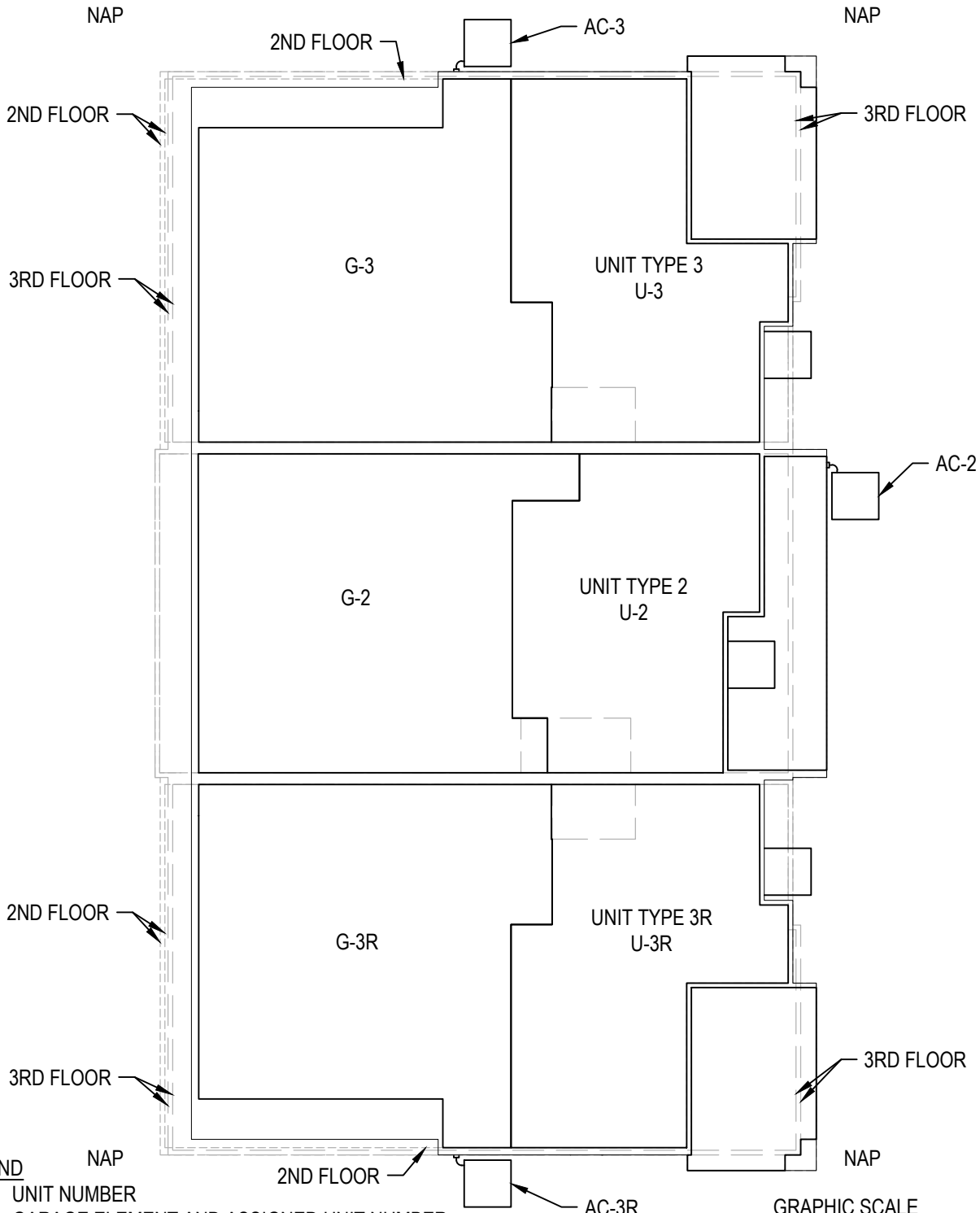


SHEET 1 of 11

Dwg: X:\2023\23-0045-00 (RUSSELL RANCH VILLAGE 5)\DWG\ENG\EXHIBITS\25.0318 - CONDO EXHIBIT.DWG | Saved: 03-20-25 05:08pm AURIBE

APPROVED
CITY OF FOLSOM
PLANNING COMMISSON
BY ikinkade__ DATE 07/25/2025

RUSSELL RANCH VILLAGE 5
CONDOMINIUM PLAN - (3 PLEX)
TYP. UNIT CONFIGURATION (1ST FLOOR)
March 20, 2025



LEGEND

U-2	UNIT NUMBER
G-2	GARAGE ELEMENT AND ASSIGNED UNIT NUMBER
AC-2	EXCLUSIVE USE AREA AIR CONDITIONER AND ASSIGNED UNIT NUMBER
NAP	NEIGHBORHOOD ASSOCIATION PROPERTY
——	BUILDING OUTLINE
——	UNIT OUTLINE
- - - -	FLOOR ABOVE OR BELOW

GRAPHIC SCALE
10 5 0 10
1 in = 10 ft

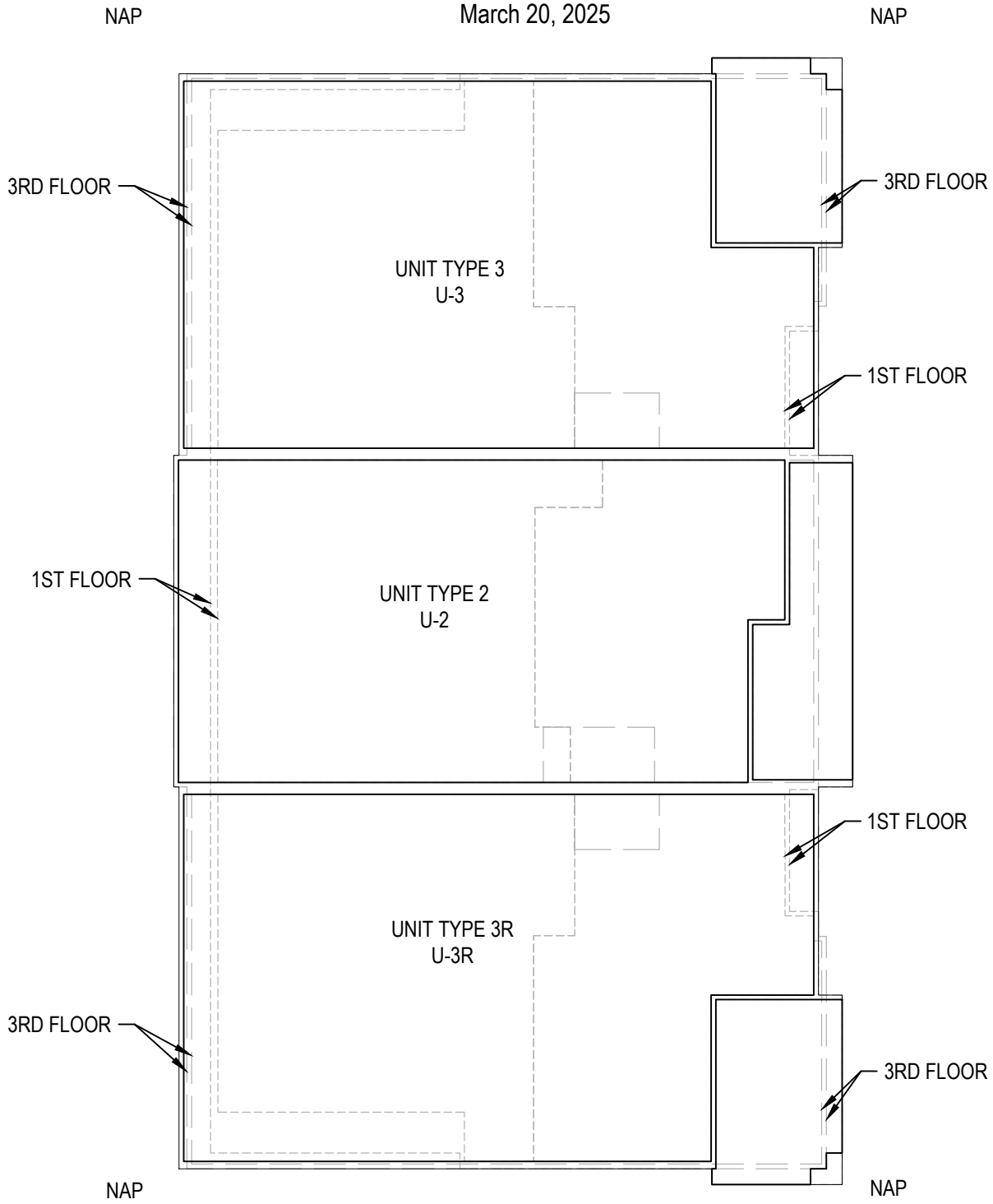
SHEET 2 of 11

Dwg: X:\2023\23-0045-00 (RUSSELL RANCH VILLAGE 5)\DWG\ENG\EXHIBITS\25.0318 - CONDO EXHIBIT.DWG | Saved: 03-20-25 05:08pm AURIBE

APPROVED
CITY OF FOLSOM
PLANNING COMMISSON
BY ikinkade__ DATE 07/25/2025

RUSSELL RANCH VILLAGE 5
CONDOMINIUM PLAN - (3 PLEX)
TYP. UNIT CONFIGURATION (2ND FLOOR)

March 20, 2025



LEGEND

U-2	UNIT NUMBER
NAP	NEIGHBORHOOD ASSOCIATION PROPERTY
———	BUILDING OUTLINE
———	UNIT OUTLINE
- - - -	FLOOR ABOVE OR BELOW

GRAPHIC SCALE

10 5 0 10

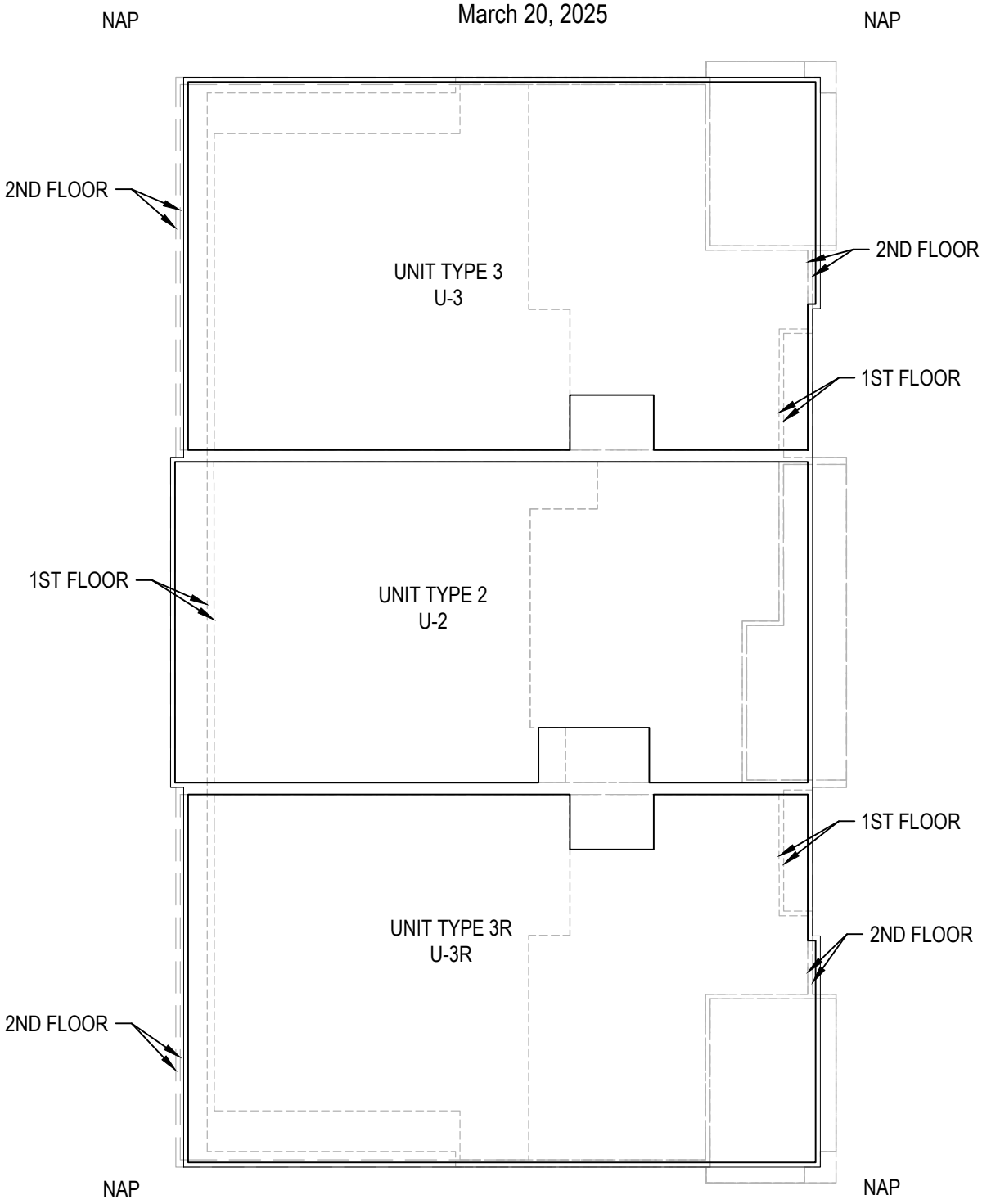
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SHEET 3 of 11

Dwg: X:\2023\23-0045-00 (RUSSELL RANCH VILLAGE 5)\DWG\ENG\EXHIBITS\25.0318 - CONDO EXHIBIT.DWG | Saved: 03-20-25 05:08pm AURIBE

APPROVED
CITY OF FOLSOM
PLANNING COMMISSON
BY ikinkade DATE 07/25/2025

RUSSELL RANCH VILLAGE 5
CONDOMINIUM PLAN - (3 PLEX)
TYP. UNIT CONFIGURATION (3RD FLOOR)
March 20, 2025



LEGEND
U-2 UNIT NUMBER
NAP NEIGHBORHOOD ASSOCIATION PROPERTY
BUILDING OUTLINE
UNIT OUTLINE
FLOOR ABOVE OR BELOW

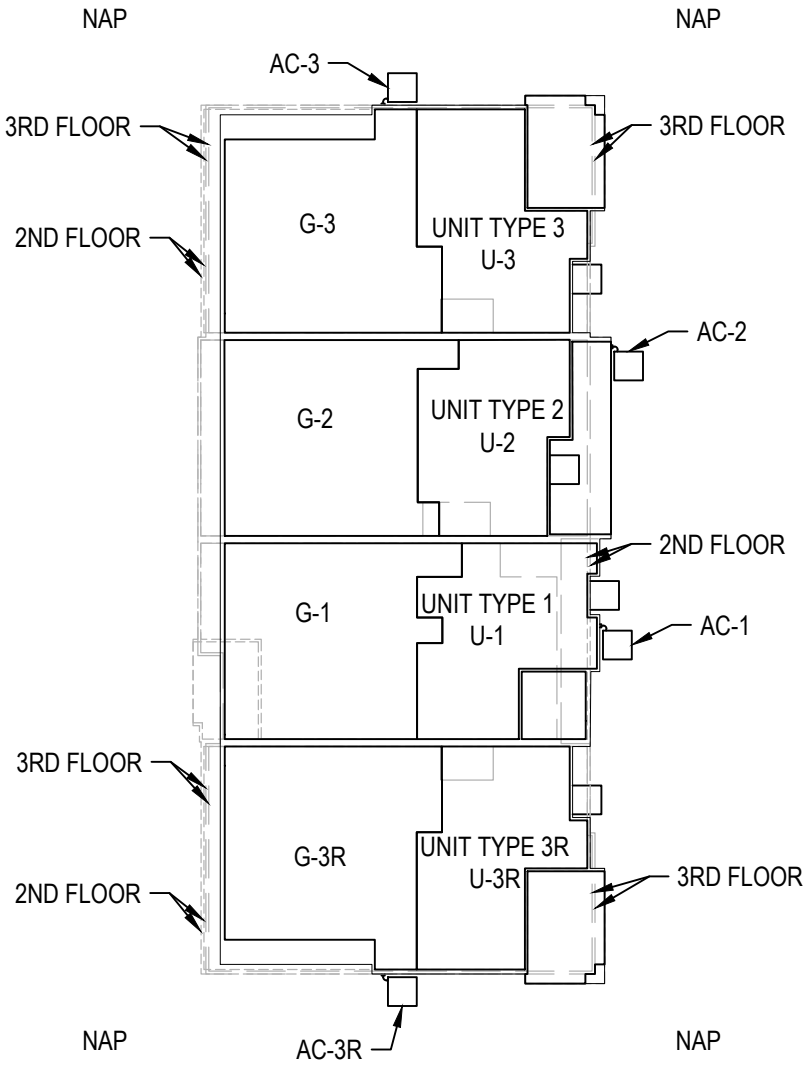
GRAPHIC SCALE
10 5 0 10
1 in = 10 ft

SHEET 4 of 11

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APPROVED
CITY OF FOLSOM
PLANNING COMMISSON
BY ikinkade__ DATE 07/25/2025

RUSSELL RANCH VILLAGE 5
CONDOMINIUM PLAN - (4 PLEX)
TYP. UNIT CONFIGURATION (1ST FLOOR)
March 20, 2025



LEGEND

U-2	UNIT NUMBER
G-2	GARAGE ELEMENT AND ASSIGNED UNIT NUMBER
AC-2	EXCLUSIVE USE AREA AIR CONDITIONER AND ASSIGNED UNIT NUMBER
NAP	NEIGHBORHOOD ASSOCIATION PROPERTY
——	BUILDING OUTLINE
——	UNIT OUTLINE
- - - -	FLOOR ABOVE OR BELOW

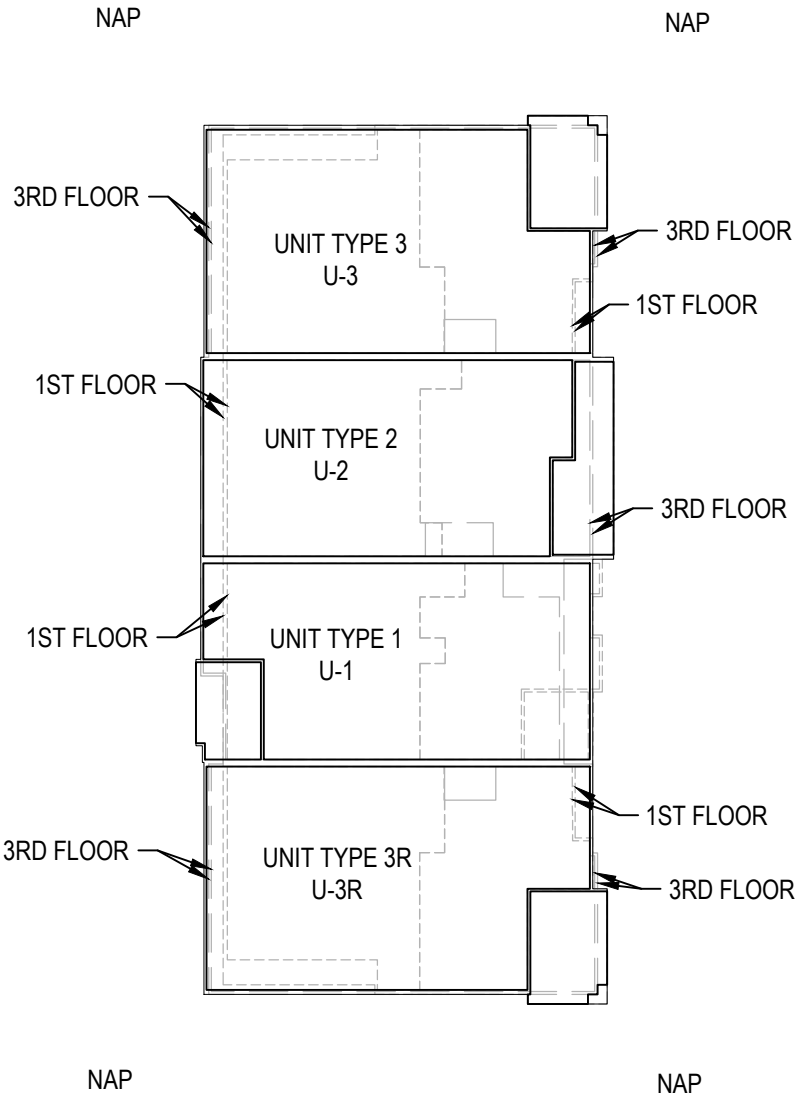
GRAPHIC SCALE
20 10 0 20
1 in = 20 ft

SHEET 5 of 11

Dwg: X:\2023\23-0045-00 (RUSSELL RANCH VILLAGE 5)\DWG\ENGI\EXHIBITS\25.0318 - CONDO EXHIBIT.DWG | Saved: 03-20-25 05:08pm AURIBE

APPROVED
CITY OF FOLSOM
PLANNING COMMISSON
BY ikinkade__ DATE 07/25/2025

RUSSELL RANCH VILLAGE 5
CONDOMINIUM PLAN - (4 PLEX)
TYP. UNIT CONFIGURATION (2ND FLOOR)
March 20, 2025



LEGEND

U-2	UNIT NUMBER
NAP	NEIGHBORHOOD ASSOCIATION PROPERTY
———	BUILDING OUTLINE
———	UNIT OUTLINE
- - - -	FLOOR ABOVE OR BELOW

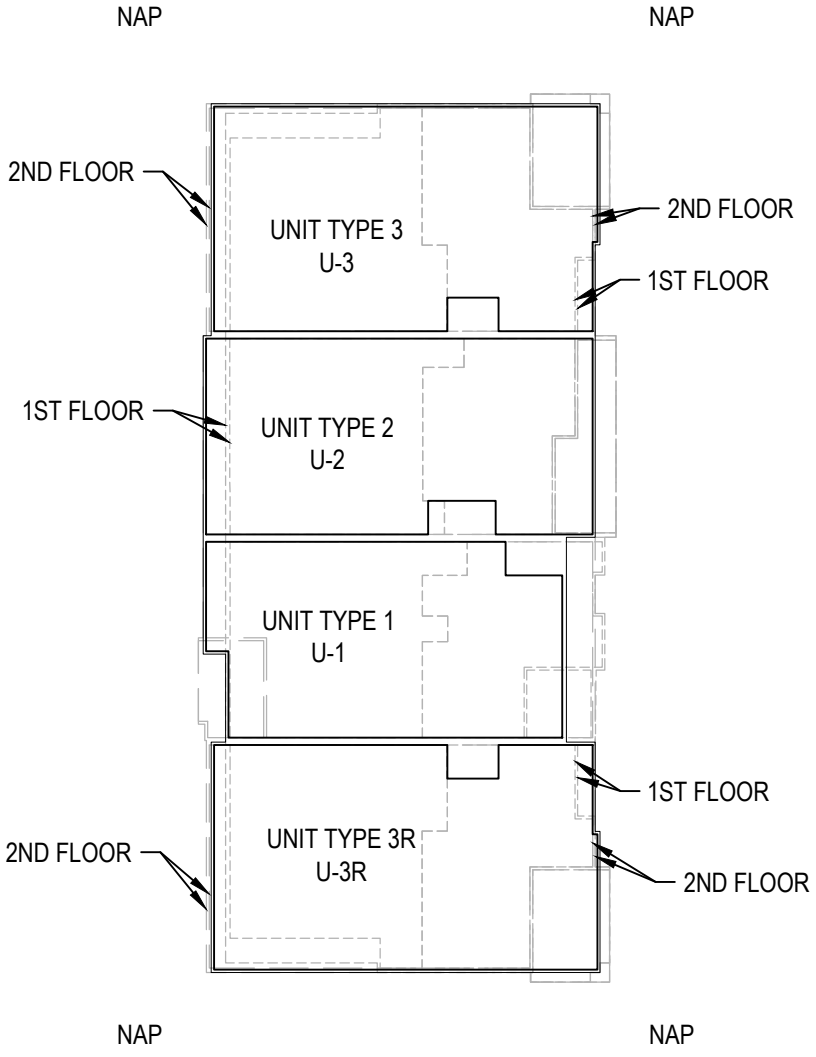
GRAPHIC SCALE
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1 in = 20 ft

SHEET 6 of 11

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APPROVED
CITY OF FOLSOM
PLANNING COMMISSON
BY jkinkade__ DATE 07/25/2025

RUSSELL RANCH VILLAGE 5
CONDOMINIUM PLAN - (4 PLEX)
TYP. UNIT CONFIGURATION (3RD FLOOR)
March 20, 2025



LEGEND

U-2	UNIT NUMBER
NAP	NEIGHBORHOOD ASSOCIATION PROPERTY
———	BUILDING OUTLINE
———	UNIT OUTLINE
- - - -	FLOOR ABOVE OR BELOW

GRAPHIC SCALE

20 10 0 20

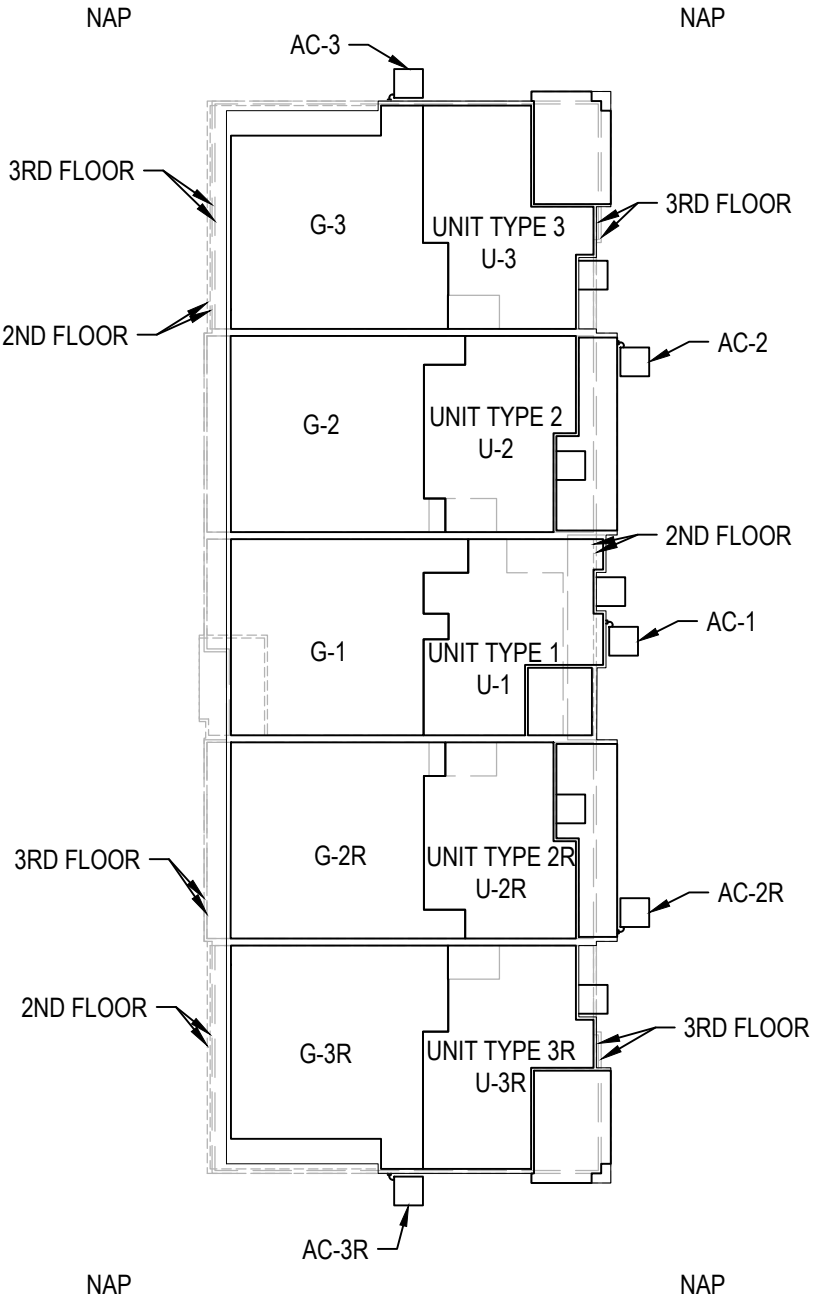
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SHEET 7 of 11

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APPROVED
CITY OF FOLSOM
PLANNING COMMISSON
BY ikinkade__ DATE 07/25/2025

RUSSELL RANCH VILLAGE 5
CONDOMINIUM PLAN - (5 PLEX)
TYP. UNIT CONFIGURATION (1ST FLOOR)
March 20, 2025



LEGEND

U-2	UNIT NUMBER
G-2	GARAGE ELEMENT AND ASSIGNED UNIT NUMBER
AC-2	EXCLUSIVE USE AREA AIR CONDITIONER AND ASSIGNED UNIT NUMBER
NAP	NEIGHBORHOOD ASSOCIATION PROPERTY
——	BUILDING OUTLINE
——	UNIT OUTLINE
- - - -	FLOOR ABOVE OR BELOW

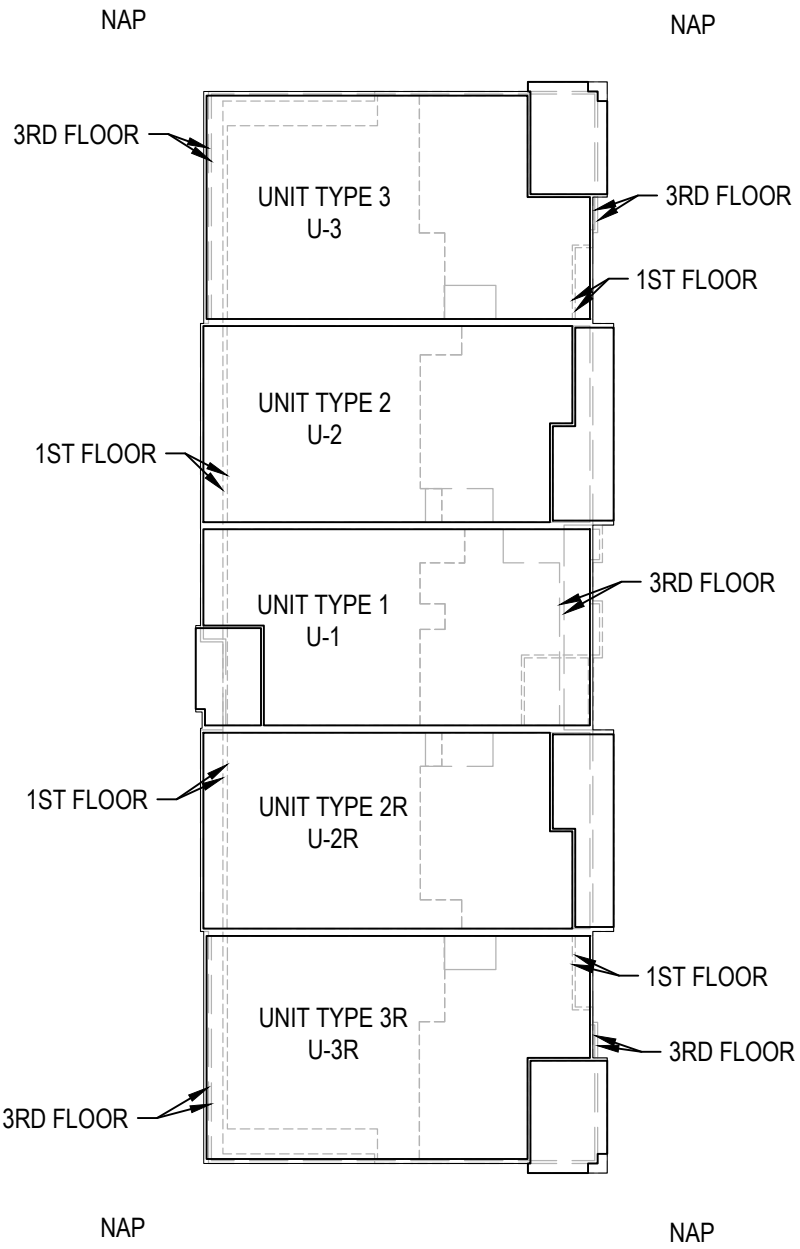
GRAPHIC SCALE
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1 in = 20 ft

SHEET 8 of 11

Dwg: X:\2023\23-0045-00 (RUSSELL RANCH VILLAGE 5)\DWG\ENGI\EXHIBITS\25.0318 - CONDO EXHIBIT.DWG | Saved: 03-20-25 05:08pm AURIBE

APPROVED
CITY OF FOLSOM
PLANNING COMMISSON
BY jkinkade__ DATE 07/25/2025

RUSSELL RANCH VILLAGE 5
CONDOMINIUM PLAN - (5 PLEX)
TYP. UNIT CONFIGURATION (2ND FLOOR)
March 20, 2025



LEGEND

U-2	UNIT NUMBER
NAP	NEIGHBORHOOD ASSOCIATION PROPERTY
———	BUILDING OUTLINE
———	UNIT OUTLINE
- - - -	FLOOR ABOVE OR BELOW

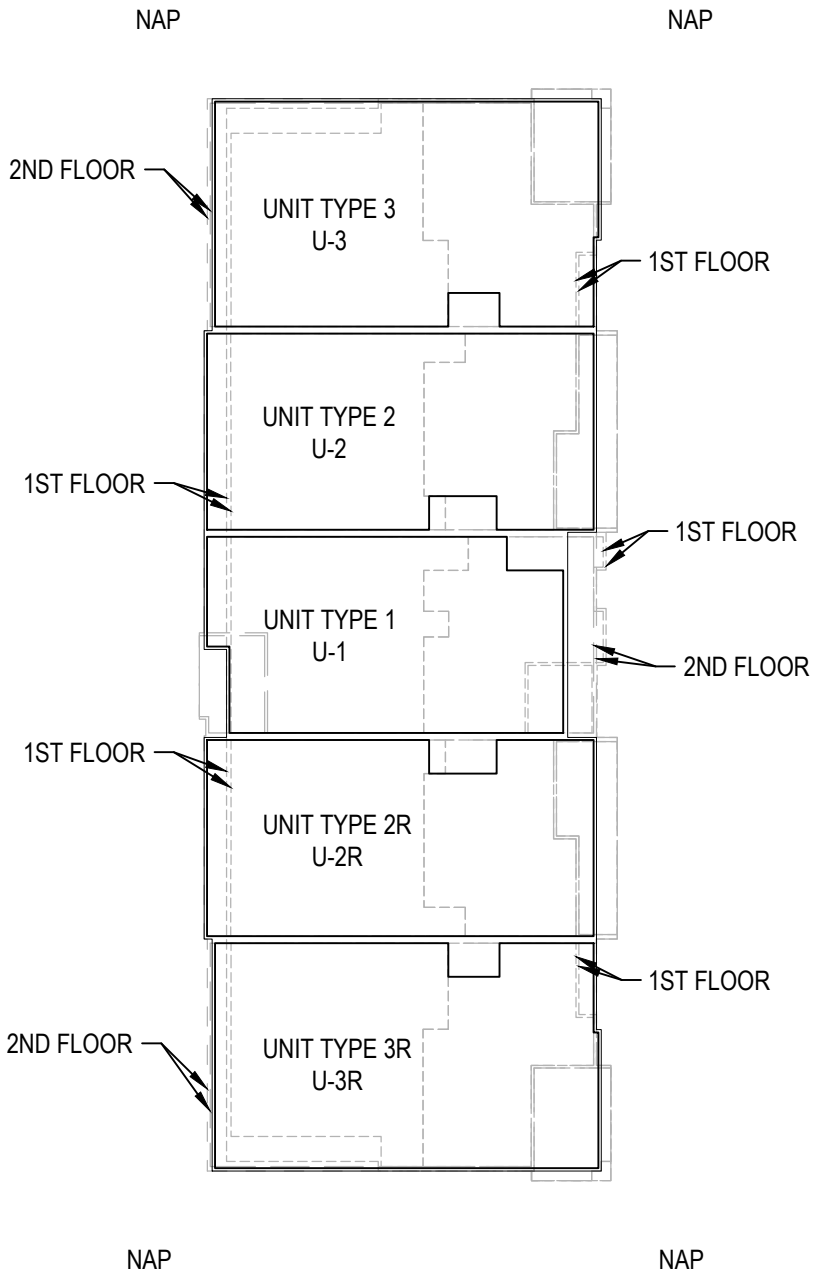
GRAPHIC SCALE
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1 in = 20 ft

SHEET 9 of 11

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APPROVED
CITY OF FOLSOM
PLANNING COMMISSON
BY jkinkade__ DATE 07/25/2025

RUSSELL RANCH VILLAGE 5
CONDOMINIUM PLAN - (5 PLEX)
TYP. UNIT CONFIGURATION (3RD FLOOR)
March 20, 2025



LEGEND

U-2	UNIT NUMBER
NAP	NEIGHBORHOOD ASSOCIATION PROPERTY
———	BUILDING OUTLINE
———	UNIT OUTLINE
- - - -	FLOOR ABOVE OR BELOW

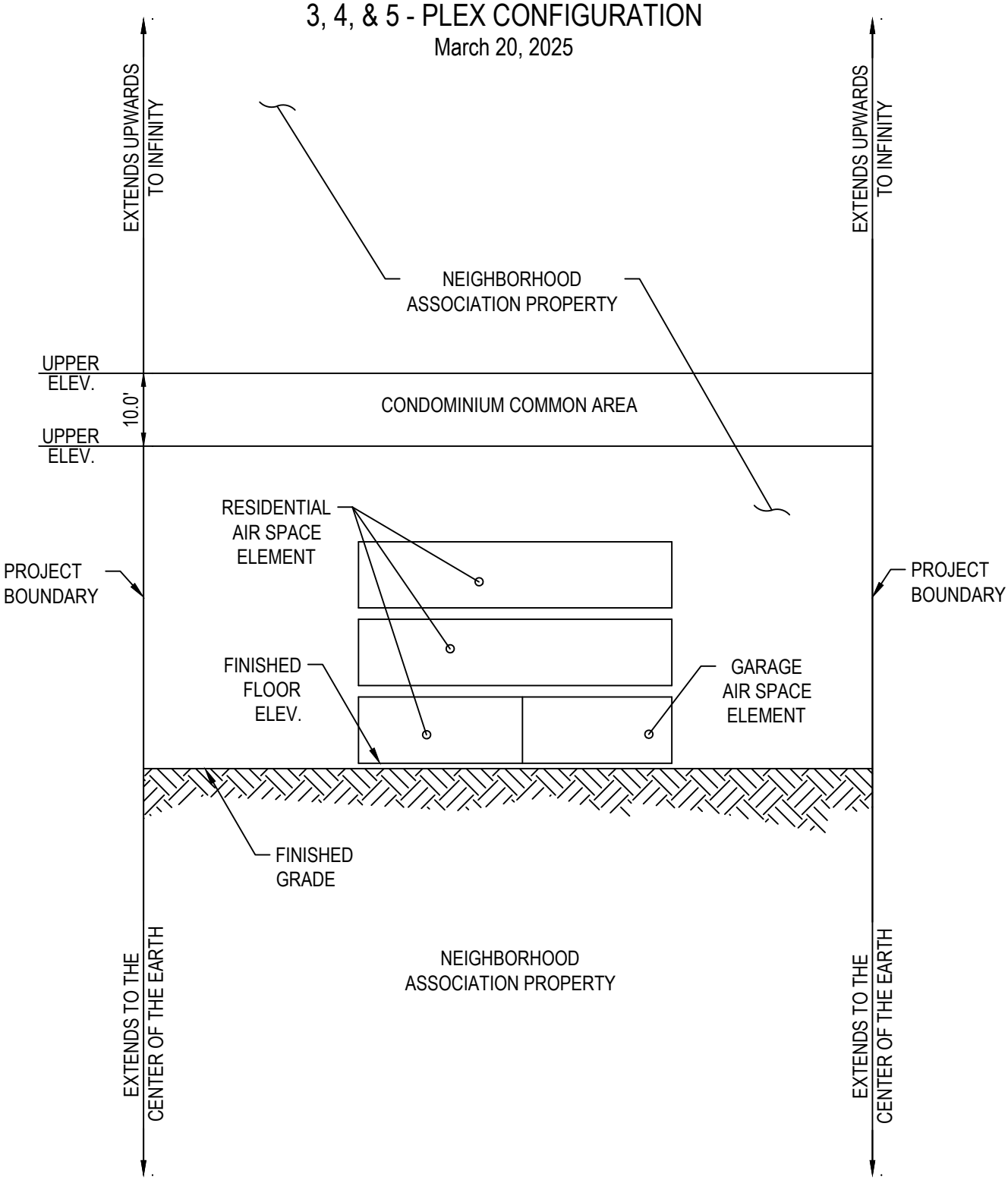
GRAPHIC SCALE
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1 in = 20 ft

SHEET 10 of 11

Dwg: X:\2023\23-0045-00 (RUSSELL RANCH VILLAGE 5)\DWG\ENGI\EXHIBITS\25.0318 - CONDO EXHIBIT.DWG | Saved: 03-20-25 05:08pm AURIBE

APPROVED
CITY OF FOLSOM
PLANNING COMMISSON
BY ikinkade__ DATE 07/25/2025

RUSSELL RANCH VILLAGE 5
CONDOMINIUM PLAN
CONDOMINIUM COMMON AREA DIAGRAM
3, 4, & 5 - PLEX CONFIGURATION
March 20, 2025



TYPICAL SECTION
NOT TO SCALE

Dwg: X:\2023\23-0045-00 (RUSSELL RANCH VILLAGE 5)\DWG\ENG\EXHIBITS\25.0318 - CONDO EXHIBIT.DWG | Saved: 03-20-25 05:08pm AURIBE

Attachment 6

CONDITIONS OF APPROVAL FOR THE RUSSELL RANCH PHASE 2, VILLAGE 5 PROJECT (MSTR25-00094) TENTATIVE PARCEL MAP WAIVER (RESIDENTIAL CONDOMINIUMS), DESIGN REVIEW, AND INCLUSIONARY HOUSING PLAN				
Condition No.	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
GENERAL CONDITIONS				
1.		***Development Plan*** The owner/applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below: 1. Preliminary Site Plan for Map Waiver and Condominium Purposes dated May 9, 2025 2. Russell Ranch Phase 2 Village 5 Design Review Submittal, dated May 6, 2025 (Site Plan, Exterior Elevations, Building Plans, Floor Plans, Color/Material Board, Alternate Color Scheme, Color Scheme Plotting) 3. Landscaping Plans, dated May 8, 2025 The Design Review is approved for the development of a 118-unit residential project (Russell Ranch Phase 2, Village 5). Implementation of the project shall be consistent with the above referenced items, the Folsom Plan Area Specific Plan (FPASP) as Amended, and these conditions of approval.	G, I, B	CD (P)(E)
2.		***Parcel Map Waiver*** The owner/applicant shall submit final site development Plans to the City Engineer for review and approval that shall substantially conform to the exhibits referenced below: 1. Preliminary Site Plan for Map Waiver and Condominium Purposes dated May 9, 2025 2. Draft Condominium Plan, dated March 20, 2025 3. Draft Covenants, Conditions, and Restrictions (CC&Rs) The Parcel Map Waiver is approved for the development of a 118-unit residential condominium project (Russell Ranch Phase 2, Village 5). Implementation of the project shall be consistent with the above referenced items, the Folsom Plan Area Specific Plan (FPASP) as amended, and these conditions of approval.	I, B	CD (E)

3.		***Community Development Department Subsequent Review*** Building plans, and all civil engineering, improvement, landscape, and irrigation plans, shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards, and other requirements of the City of Folsom.	G, I, B	CD (P)(E)(B)
4.		***90-Day Protest Period*** The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions. The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code Section 66020, the applicant will be legally barred from later challenging such exactions.	OG	CD (E)(P)
5.		***Validity*** The project approvals granted under this staff report (Parcel Map Waiver, Design Review) shall remain in effect for two years from final date of approval (Expires July 23, 2027). Failure to obtain the relevant building (or other) permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval. An extension to the identified time frame may be granted by the Planning Commission. If after approval of this project, a lawsuit is filed which seeks to invalidate any approval, building permit, or other construction permit or entitlement required in connection with any of the activities or construction authorized by the project approvals, or to enjoin the development contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the project approvals shall be tolled during the time that any litigation is pending, including any appeals.	B	CD (P)

6.		***Indemnity for City*** The owner/applicant shall protect, defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project, which claim, action or proceeding is brought within the time period provided therefore in Government Code Section 66499.37 or other applicable statutes of limitation. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur: • The City bears its own attorney's fees and costs; and • The City defends the claim, action or proceeding in good faith The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant. The owner/applicant's obligations under this condition shall apply regardless of whether a Parcel Map is ultimately recorded with respect to this project.	OG	CD (P)(E)(B) PW, PR, FD, PD
7.		***ARDA Compliance*** The owner/applicant shall comply with all provisions of Amendment No. 1 to the First Amended and Restated Tier 1 Development Agreement (ARDA) applicable to the subject property, the Second Amendment thereto, and any approved amendments thereafter by and between the City and the owner/applicant of the project.	B	CD (E)

8.		***Backbone Infrastructure Plan*** The owner/applicant and all subsequent applicants, heirs, and successors with intention of developing the property are required to provide to the Community Development Department for review and approval by the City Engineer a Backbone Infrastructure Plan. Additional studies and supporting documentation may also be required as part of this condition. As provided for in the ARDA, Amendment No. 1, and the FPASP, the owner/applicant shall provide fully executed grant deeds, legal descriptions, and plats for all necessary rights of way, public utility easements, public water main easements, public sewer easements, irrevocable offers of dedication and temporary construction easement. All required easements as listed necessary for the Backbone Infrastructure shall be reviewed and approved by the City Engineer and recorded with the Sacramento County Recorder pursuant to the timing requirements set for in Section 3.8 of the ARDA and any amendments thereto.	M	CD (E), PW
9.		***Russell Ranch Lots 24 through 32 Subdivision Project Compliance*** All conditions of approval from the Russell Ranch Lots 24 through 32 Subdivision project (PN17-288), as modified by these conditions, including land dedications that are yet to be completed, are hereby incorporated by reference.	O	CD (P)(E)(B) PW, PR, FD, PD
10.		***Homeowners Association*** A Homeowners Association shall be established to maintain the common areas of the community as defined in the community Conditions, Covenants, and Restrictions (CC&Rs).	O	CD (P)

11.		***Disclosures*** The owner/applicant shall disclose to the homeowners in the Community Conditions, Covenants, and Restrictions (CC&Rs) the following items. CC&Rs are to be reviewed and approved by the Community Development Department. 1) The project site is located directly adjacent to White Rock Road where the Capital Southeast Connector roadway project is under construction. The owner/applicant shall disclose that the Capital Southeast Connector roadway may generate noise and lighting impacts associated with motor vehicle traffic during all hours of the day and night. 2) The soil at the project site may contain naturally occurring asbestos and naturally occurring arsenic. 3) The collecting, digging, or removal of any stone, artifact, or other prehistoric or historic object located in public or open space areas, and the disturbance of any archaeological site or historic property, is prohibited. 4) The project site is located close to the Mather Airport flight path and overflight noise may be present at various times. 5) That all properties located within one mile of an on- or off-site area zoned or used for agricultural use (including livestock grazing) shall be accompanied by written disclosure from the transferor, in a form approved by the City of Folsom, advising the owner/applicant and renters of the potential adverse odor impacts from surrounding agricultural operations, which disclosure shall direct the transferee to contact the County of Sacramento concerning any such property within the County zoned for agricultural uses within one mile of the subject property being transferred.	O	CD (P)

12.	✓	***Mitigation Monitoring and Reporting Program*** The owner/applicant shall participate in a mitigation monitoring and reporting program pursuant to City Council Resolution No. 2634 and Public Resources Code 21081.6. The mitigation monitoring and reporting measures identified in the Folsom Plan Area Specific Plan FEIR/EIS, the South of 50 Backbone Infrastructure Project MND, the Russell Ranch Project EIR MMRP), as amended by the Russell Ranch Lots 24-32 Subdivision Addendum MMRP, the City of Folsom 2035 General Plan Amendments for Increased Residential Capacity Project, and the Folsom South of U.S. Highway 50 Specific Plan Project Revised Proposed Off-Site Water Facility Alternative Amendment to the FPASP and Addendum to the FPASP EIR/EIS, have been incorporated into these conditions of approval by reference in order to mitigate or avoid significant effects on the environment. Applicant shall fund on a Time and Materials basis all mitigation monitoring (e.g., staff and consultant time).	I, G, B, OG	CD (E)(P), PW, FD, EWR, PD, PR
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
13.		***Applicable Taxes, Fees, and Charges*** The owner/applicant shall pay all applicable taxes, fees, and charges for the project at the rate and amount required by the Public Facilities Financing Plan and Amendments No. 1 and No. 2 to the Amended and Restated Tier 1 Development Agreement.	B	CD (P)(E)
14.		***Existing Assessments*** If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD (E)
15.		***Use of Outside Legal Counsel and Consultants*** The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the City shall provide notice to the owner/applicant of the outside counsel selected, the scope of work and hourly rates, and the owner/applicant shall reimburse the City for all outside legal fees and costs incurred and documented by the City for such services. The owner/applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The owner/applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	OG	CD (P)(E)

16.		***Special Study Reimbursement*** If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the City shall provide notice to the owner/applicant of the outside consultant selected, the scope of work and hourly rates, and the owner/applicant shall reimburse the City for actual costs incurred and documented in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Grading Plan, Parcel Map, improvement plans, or beginning inspection, whichever is applicable.	G, I, B	CD (P)(E)
17.		***Development Impact Fees*** The owner/applicant shall be subject to all Folsom Plan Area Specific Plan Area development impact fees established at the time of approval consistent with the Public Facilities Financing Plan (PFFP), Development Agreement and amendments thereto, unless exempt by previous agreement. The owner/applicant shall be subject to all applicable Folsom Plan Area plan-wide development impact fees in effect at the time of approval at the rates in effect when a building permit is issued. These fees may include, but are not limited to, the Folsom Plan Area Specific Plan Fee, Specific Plan Infrastructure Fee (SPIF), Solid Waste Fee, Corporation Yard Fee, Transportation Management Fee, Transit Fee, Highway 50 Interchange Fee, General Park Equipment Fee, Housing Trust Fee, etc. Any protest to such for all fees, dedications, reservations, or other exactions imposed on this project will begin on the date of final approval or otherwise shall be governed by the terms of Amendments No. 1 and 2 to the Amended and Restated Tier 1 Development Agreement (ARDA). The fees shall be calculated at the fee rate set forth in the PFFP and the ARDA.	B	CD (P), PW, PK

18.		***School District Fees*** The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P)
MAP REQUIREMENTS				
19.		***Digital Copy of Map*** The owner/applicant shall provide a digital copy of the recorded ***Certificate of Compliance*** ~~***Parcel Map***~~ (in AutoCAD format) to the Community Development Department. ***(Condition modified at the 7/23/2025 Planning Commission hearing)***	~~***M***~~ ***B***	CD (E)
20.		***Provide FCUSD Map*** The owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded ***Certificate of Compliance*** ~~***Parcel Map***~~. ***(Condition modified at the 7/23/2025 Planning Commission hearing)***	~~***M***~~ ***B***	CD (P)
21.		***Street Names*** The Applicant shall use street names as shown in the Folsom Plan Area Specific Plan, and in the case of unnamed streets, select street names from the City's approved list or subsequently approved by the Planning Commission for the recorded ***Certificate of Compliance*** ~~***Parcel Map***~~. ***(Condition modified at the 7/23/2025 Planning Commission hearing)***	M	CD (P)(E)
22.		***Private Easement Dedication*** The owner/applicant shall dedicate private easements for utilities, drainage, water, and sanitary sewer ~~***on the Parcel Map***~~ **as exhibits attached to the Certificate of Compliance** prior to issuance of a building permit. ***(Condition modified at the 7/23/2025 Planning Commission hearing)***	B	CD (E)

23.		***Reciprocal Access*** The owner/applicant shall dedicate a reciprocal access easement for common use of the project driveways on internal streets and drive aisles.	M	CD (E)
24.		***Inclusionary Housing Agreement*** An Inclusionary Housing Agreement, consistent with the Inclusionary Housing Plan approved by the Planning Commission, and in a form acceptable to the City Attorney, shall be executed prior to recordation of the Certificate of Compliance for the Condominium Map Waiver for the Russell Ranch Phase 2, Village 5 project.	M	CD (E), CA
25.		***Public Facilities Financing Plan*** The owner/applicant shall be subject to all thresholds, timelines and deadlines for the construction and final completion of various improvements for the entire Folsom Plan Area. The various improvements are outlined and detailed in the Folsom Plan Area Specific Plan Public Facilities Financing Plan (PFFP) dated January 28, 2014 and adopted by City of Folsom Resolution No. 9298. These improvements in the PFFP include, but are not limited to, the backbone infrastructure water (water reservoirs, booster pump stations, pressure reducing valve stations, etc.)and sanitary sewer (lift stations) systems, roadway and transportation (future interchanges, major arterial roadways, etc.) improvements, aquatic center (community pool), parks, fire stations, municipal services center, community library, etc. The thresholds and timelines included in the PFFP require facilities to be constructed and completed based on number of building permits issued and in some cases, number of residential units that are occupied. The owner/applicant shall be required to address these thresholds and timelines as the project moves forward through the various developments stages and shall be subject to the various fair share requirements, subject to the provisions of the PFFP, the ARDA and the First Amendment thereto.	M	PFFP. M,B CDD(E)(P)(B), PW, FD, EWR, PR

26.		**Lots 13 and 14** The owner/applicant shall dedicate an easement over, under, through and across Russell Ranch Phase 2 Large Lot Map Lots 13 and 14 to the City of Folsom for purposes of access to and maintenance of storm drainage and trail improvements. This shall include allowing future trail construction to commence as part of the connector but does not include constructing any portion of the future on/off-ramp tied to the interchange work. Prior to commencement of the future construction of the interchange, the dedication of Lots 13 and 14 to the City of Folsom shall occur after compensation is provided to the owner/applicant in accordance with the Agreement for Right of Way Dedication and Acquisition for the Mainline D3 Segment of the Capital Southeast Connector Between the New Home Company Russell Ranch, LLC and the Capital Southeast Connector Joint Powers Authority, recorded February 25, 2016 as Instrument No. 20160225 Page 300 between the owner/applicant as successor and the JPA Connector.	M	CD (E)
27.		**Previous Small Lot Tentative Subdivision Map** Upon filing of the certificate of compliance for the one-lot residential condominium map for Russell Ranch Phase 2, Village 5 by the City Engineer with the County Recorder, the previously approved Small Lot Vesting Tentative Subdivision Map for Village 5 showing 118 fee-simple townhome lots, dated January 24, 2018, shall become null and void.	M	CD (E)
GRADING PERMIT REQUIREMENTS				
28.		***Mining Activity Remediation*** The owner/applicant shall locate and remediate all antiquated mine shafts, drifts, open cuts, tunnels, and water conveyance or impoundment structures existing on the project site, with specific recommendations for the sealing, filling, or removal of each that meet all applicable health, safety, and engineering standards. Recommendations shall be prepared by an appropriately licensed engineer or geologist. All remedial plans shall be reviewed and approved by the City Engineer prior to approval of grading plans.	G	CD (E)
29.		***State and Federal Permits*** The owner/applicant shall obtain all required State and Federal permits and provide evidence that said permits have been obtained, or that the permit is not required, subject to staff review prior to approval of any grading or improvement plan.	G, I	CD (P)(E)

30.		***Retaining Wall Review*** The final location, design, height, materials, and colors of all retaining walls are subject to review and approval by the Community Development Department.	G, I, B	CD (P)(E), FD
IMPROVEMENT PLAN REQUIREMENTS				
31.		***Improvement Plan Review*** The improvement plans for the required public and private improvements necessary to serve the project shall be reviewed and approved by the Community Development Department prior to approval of a building permit for the project.	B	CD (E)
32.		***Improvement Compliance*** Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure, and all other improvements shall be provided in accordance with the latest edition of the City of Folsom *Standard Construction Specifications and Details* and the *Design and Procedures Manual and Improvement Standards* and to the satisfaction of the City Engineer.	I	CD (P)(E)
33.		***Site Modification Review*** Any modifications to the existing site shall be submitted for review and approval by the Community Development Department. Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure, and all other improvements shall be provided in accordance with the latest edition of the City of Folsom Standard Construction Specifications and Details and the Design and Procedures Manual and Improvement Standards.	I	CD (P)(E)
34.		***Improvement Completion*** Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure, and all other improvements shall be completed prior to the first Certificate of Occupancy for the project, to the satisfaction of the City Engineer.	O	CD (P)(E)

35.		***Design Guidelines Compliance –Walls and Fencing*** The final location, design, height, materials, and colors of the sound walls and fencing shall be subject to review and approval by the Community Development Department to ensure consistency with the Russell Ranch Specific Plan Design Guidelines. In addition, decorative pilasters are to be placed at all corners and shall also be placed ~~***approximately***~~ **at a distance approved by the City Engineer (*no closer than* every ~~***50***~~ ***300*** feet on center to break up long expanses of the walls along the property boundaries. ***(Condition modified at the 7/23/2025 Planning Commission hearing)***	G, I, B	CD (P)(E), FD
36.		***On-Site Water and Sewer*** The on-site water and sewer systems shall be privately owned and maintained and are required to follow City Standards. The fire protection system shall be separate from the domestic water system. The fire system shall be constructed to meet the National Fire Protection Association Standard 24. The domestic water and irrigation system shall be metered per City of Folsom *Standard Construction Specifications*. A sewer manhole shall be placed at the property line that differentiates public vs privately owned sewer systems for access, maintenance and inspection.	I	CD (E)
37.		***Lighting Plan Review*** The owner/applicant of all project phases shall submit a lighting plan for the project to the Community Development Department. The lighting plan shall be consistent with the Russell Ranch Specific Plan Design Guidelines. All lighting shall be designed to be shielded and directed downward onto the project site and away from adjacent properties and public rights-of-way.	I	CD (P)
38.		***Utility Agency Coordination*** The owner/applicant shall coordinate the planning, development, and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.). The owner/applicant shall provide the City with written confirmation of public utility service prior to ***recordation of the Certificate of Compliance*** ~~***approval of the parcel map***~~. . ***(Condition modified at the 7/23/2025 Planning Commission hearing)***	~~***I***~~ ***M***	CD (P)(E)

39.		***Replacement of Damaged Facilities*** The owner/applicant shall be responsible for replacing any, and all damaged or hazardous public sidewalk, curb, and gutter, and/or bicycle trail facilities along the site frontage and/or boundaries, including pre-existing conditions and construction damage, to the satisfaction of the City Engineer.	I, OG	CD (E)
40.		***Powerlines Underground*** All future utility lines lower than 69 KV that are to be built within the project shall be placed underground within and along the perimeter of the project at the owner/applicant's cost. The owner/applicant shall dedicate to SMUD all necessary underground easements for the electrical facilities that will be necessary to service development of the project.	I	CD (E)
41.		***Water Meters*** The owner/applicant shall pay for, furnish, and install all infrastructure associated with the water meter fixed network system for any City-owned and maintained water meter for the project.	I	CD (E), EWR
42.		***Service Easements*** The owner/applicant shall provide sanitary sewer, water, storm drainage, and trail improvements with corresponding easements, as necessary, in accordance with these studies and the latest edition of the City of Folsom *Standard Construction Specifications and Details,* and the *Design and Procedures Manual and Improvement Standards* and to the satisfaction of the City Engineer. The storm drainage design shall provide for no net increase in run-off under post-development conditions.	G, I, B	CD(E), EWR, PW
43.		***Storm Drain Improvement Plans*** The storm drain improvement plans shall provide for "Best Management Practices" that meet the requirements of the water quality standards of the City's National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board. In addition to compliance with City ordinances, the owner/applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and implement Best Management Practices (BMPs) that comply with the General Construction Stormwater Permit from the Central Valley RWQCB, to reduce water quality effects during construction. Detailed information about the SWPPP and BMPs are provided in Chapter 3A.9, "Hydrology and Water Quality."	G, I	CD (E)

44.		***Litter Control*** During Construction, the owner/applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the official start of the rainy season (October 15).	OG	CD (E)
45.		***Public Utility Easements*** The owner/applicant shall dedicate public utility easements as needed for underground public facilities on properties adjacent to the public streets. A minimum of twelve and one-half-foot (12.5') wide Public Utility Easements for underground facilities (i.e., SMUD, Pacific Gas and Electric, cable television, telephone) shall be dedicated adjacent to all public rights-of-way. The owner/applicant shall dedicate additional width to accommodate extraordinary facilities as determined by the City. The width of the public utility easements adjacent to public right-of-way may be reduced with prior approval from public utility companies.	I	CD (E)
46.		**Management of Tribal Cultural Resources** Should any indications of possible tribal cultural resources (TCRs), such as cultural features, unusual amounts of bone or shell, or cultural belongings be encountered during any construction activities, work shall be suspended in the vicinity of the find and the appropriate oversight agency(ies) shall be notified immediately. The appropriate oversight agency(ies) shall retain a tribal representative or Tribal Historic Preservation Officer (THPO) who shall assess the significance of the find by evaluating the resource to determine if it is a TCR as defined in Section 21074 of the Public Resources Code. If the resource is a TCR as defined in state law, and it would be subject to disturbance or destruction, the City shall consult with the THPO or their designee to determine the appropriate treatment before resuming construction activities at the TCR.	DC	CD (P)(E)

ARCHITECTURE/SITE DESIGN REQUIREMENTS				
47.		***Architecture and Design Requirements*** The project shall comply with the following architecture and design requirements: a. The approval is for three 3-story building plans (three unit types with four color and material options providing 12 individual expressions). The applicant shall submit building plans that comply with this approval and the Russell Ranch Phase 2 Village 5 Design Review Submittal dated May 6, 2025, included in Attachment 8. b. The design, materials, and colors of the proposed project shall be consistent with the building elevations, color renderings, materials samples, and color scheme to the satisfaction of the Community Development Department. c. The Community Development Department shall approve the individual building permits to assure no duplication or repetition of the same color scheme side-by-side or across the street from each other. d. All mechanical equipment shall be ground-mounted and be shielded by landscaping or trellis-type features. Equipment shall be properly ventilated and accessible for maintenance. e. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping.	B	CD (P)(B)
48.		***Waste Enclosures*** The final design, materials and colors of the waste enclosures are subject to review and approval by the Community Development Department. The enclosures shall be painted to match a primary building color of the residential units.	B	CD (P)
49.		***Waste Collection Plan*** The final location and specifications of the waste enclosures shall be subject to review and approval by the City of Folsom Solid Waste Division.	O	PW

50.		***Monument Signage*** The final location, height, size, and design of any future monument sign shall be subject to review and approval by the Community Development Department to ensure consistency with the requirements of the Folsom Municipal Code (FMC, Section 17.59.040 D). In addition, the owner/applicant shall obtain a sign permit prior to installation of any monument sign.	B	CD (P)
LANDSCAPE/TREE PRESERVATION REQUIREMENTS				
51.		***Final Landscape Plans by Registered Landscape Architect*** Final landscape plans and specifications shall be prepared by a registered landscape architect and approved by the City prior to the approval of the first building permit. Said plans shall include all on-site landscape specifications and details including a tree planting exhibit demonstrating sufficient diversity and appropriate species selection to the satisfaction of the Community Development Department. The tree exhibit shall include all street trees, accent trees, parking lot shading trees, and mitigation trees proposed within the development. Said plans shall comply with all State and local rules, regulations, Governor's declarations, and restrictions pertaining to water conservation and outdoor landscaping. Landscaping shall meet shade requirements as outlined in the Folsom Plan Area Specific Plan where applicable. The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) (State Model Water Efficient Landscape Ordinance) until such time the City of Folsom adopts its own Water Efficient Landscape Ordinance at which time the owner/applicant shall comply with any new ordinance. Shade and ornamental trees shall be maintained according to the most current American National Standards for Tree Care Operations (ANSI A-300) by qualified tree care professionals. Tree topping for height reduction, view protection, light clearance or any other purpose shall not be allowed. Specialty-style pruning, such as pollarding, shall be specified within the approved landscape plans and shall be implemented during a 5-year establishment and training period. The owner/applicant shall comply with city-wide landscape rules or regulations on water usage. The owner/applicant shall comply with any state or local rules and regulations relating to landscape water usage and landscaping requirements necessitated to mitigate for drought conditions on all landscaping in the project area.	B	CD (P)(A)

52.		***Ongoing Landscape Maintenance*** The owner/applicant shall be responsible for on-site landscape maintenance throughout the life of the project to the satisfaction of the Community Development Department. Vegetation or planting shall not be less than that depicted on the final landscape plan unless tree removal is approved by the Community Development Department because the spacing between trees will be too close on center as they mature.	B, OG	CD (P)(A)
53.		***Utility Line Placement*** Utility lines and equipment shall not be located in landscape areas in such a way as to obstruct the planting of street trees or parking lot shade tree as shown in the final approved landscape plans.	B	CD (P)(A)
NOISE REQUIREMENTS				
54.		***Noise Measures (Russell Ranch EIR Mitigation Measure 4.6-3(a) (updated per 2018 checklist) and (c)*** Based on the recommendations of the noise analysis prepared for the Russell Ranch Lots 24 through 32 project, the following conditions of approval shall be implemented to the satisfaction of the Community Development Department: • Noise Barriers In conjunction with the submittal of improvement plans for each proposed development phase where noise barrier locations are recommended, the owner/applicant shall show on the Improvement Plans that sound walls and/or landscaped berms shall be constructed along US 50, White Rock Road, and Empire Ranch Road. The specific height and locations of the noise barriers shall be confirmed based upon the final approved site and grading plans. All required wall heights shall be relative to finished building pad elevations. Noise barrier walls shall be constructed of concrete masonry units, as required in the Planned Development Guidelines. Abrupt transitions exceeding two feet in height shall be avoided. The Grading and/or Improvement Plans shall be subject to review and approval by the City Engineer.	B	CD (P)(B)

		Alternatively, and at the owner/applicant's request and in the City's discretion, the owner/applicant may submit a site-specific acoustical analysis for a specific development phase where noise barrier locations are recommended, that is prepared by an acoustical consultant approved by the City of Folsom to determine and confirm whether sound attenuation is needed, taking into account site-specific conditions (e.g. site design, location of structures, building characteristics, building orientation, etc.) in accordance with adopted noise standards. If sound attenuation is determined by the City to be necessary, the site-specific acoustical analysis shall identify measures to reduce noise impacts to meet the City's noise standards at these locations, including, but not limited to, constructing exterior sound walls, constructing barrier walls and/or berms with vegetation, or other alternative attenuation solution acceptable to the City, provided that the improvement plans are proposed alternative solution will meet the adopted City noise standard. The acoustical analysis shall also take into consideration sound attenuation mitigation that may be required of parcels adjacent to the noise barriers. Figure 4.12-1 shows where noise barriers are required in response to the site-specific noise analysis done for the Russell Ranch Lots 24-32 Project. In conjunction with submittal of Building Permits, the owner/applicant shall show on the plans that mechanical ventilation shall be installed in all residential uses to allow residents to keep doors and windows closed, as desired for acoustical isolation. The building plans shall be subject to review and approval by the City Community Development Department.		
55.		***Construction Hours (Folsom Plan Area Specific Plan EIR/EIS Mitigation Measure 3A.11-1)*** Noise-generating construction operations shall be limited to the hours between 7 a.m. and 7 p.m. Monday through Friday, and between 8 a.m. and 5 p.m. on Saturdays. No construction is allowed on Sundays.	B	CD (P)(B)

PARKS AND RECREATION REQUIREMENTS				
56.		***Pedestrian Connection*** The owner/applicant shall provide a pedestrian connection from the project site to the future Class I multi-purpose trail located on the north side of White Rock Road. The final location and design of the pedestrian connection be subject to review and approval by the City Engineer.	I, G	CD (P)(E), PR
FIRE DEPARTMENT REQUIREMENTS				
57.		The owner/applicant shall comply with the following Fire Department requirements: • All buildings shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and approved by the Fire Marshal. • Prior to the issuance of any improvement plans or building permits, the Community Development and Fire Departments shall review and approve all detailed design plans for accessibility of emergency fire equipment, fire hydrant flow location, and other construction features. • All fire protection devices shall be designed to be located on site: fire hydrants, fire department connections, post indicator valves, etc. cannot be used to serve the building. A water model analysis that proves the minimum fire flow will be required before any permits are issued. The fire sprinkler riser location shall be inside a Fire Control Room (5' X 7' minimum) with a full-sized 3'-0" door. This room can be a shared with other building utilities. The room shall only be accessible from the exterior. • All-weather emergency access roads and fire hydrants (tested and flushed) shall be provided before combustible material or vertical construction is allowed on site. All-weather access is defined as 6" of compacted AB from May 1 to September 30 and 2"AC over 6" AB from October 1 to April 30.	G, I, B	CD (P), FD

POLICE/SECURITY REQUIREMENT				
58.		The owner/applicant shall consult with the Police Department to incorporate all reasonable crime prevention measures. The following security/safety measures shall be considered: • A security guard on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas. • Security measures for the safety of all construction equipment and unit appliances. Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting.	G, I, B	PD
MISCELLANEOUS REQUIREMENTS				
59.		***Transfer of Development Rights*** Should there be a desire to transfer unused allocated residential dwelling units from the subject FPASP parcel to another FPASP parcel that meets the criteria of FPASP Section 13.3 – Administrative Procedures, a Minor Administrative Modification request shall be submitted to the Planning Division for review and approval prior to recordation of the Parcel Map Waiver.	M	CD (P)

RESPONSIBLE DEPARTMENT		**WHEN REQUIRED**	
CD (P) (E) (B) (A)	Community Development Department Planning Division Engineering Division Building Division City Arborist/Urban Forester	I	Prior to approval of Improvement Plans
		M	Prior to ~~***approval of Final Map***~~ ***recordation of Certificate of Compliance***
		B	Prior to issuance of first Building Permit
		O	Prior to approval of Occupancy Permit
		G	Prior to issuance of Grading Permit
PW	Public Works Department	DC	During construction
PR	Park and Recreation Department	OG	On-going requirement
PD	Police Department		
FD	Fire Department		

(Table modified at the 7/23/2025 Planning Commission hearing)

Folsom City Council
Staff Report

MEETING DATE:	8/12/2025
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11444 - A Resolution Approving the Donation of Specified Pieces of the Original Folsom Kids Play "Castle" Park Play Structure to Folsom Kids Play - For Generations, Inc.
FROM:	Parks and Recreation Department

RECOMMENDATION / COUNCIL ACTION

Staff recommend the City Council approve Resolution No. 11444 - A Resolution Approving the Donation of Specified Pieces of the Original Folsom Kids Play "Castle" Park Play Structure to Folsom Kids Play - For Generations, Inc. The donated materials would be used for two purposes: to be repaired and reinstalled in the park, or to be repurposed into lawn art and sold as part of the fundraising initiative to help rebuild the play structure.

BACKGROUND

Folsom Kids Play Park, known as Castle Park, is located at 201 Prewett Drive, just south of Oak Chan Elementary School in the Willow Creek Estates South neighborhood. Covering 2.1 acres, the park is home to the beloved castle-themed wooden playground “Castle Park,” designed by Robert Leathers and built by the community in 1996.

Along with the wooden play structures, the park features many ceramic tile artworks, many of which were created during the original community-build. A commemorative wall and several pillars display hand-painted ceramic tiles that were purchased as part of the park’s first fundraising campaign (Attachment 2). There are free-form concrete seat walls decorated with nature-themed tiles donated by Oak Chan Elementary School students (Attachment 3). And a sundial, set atop a concrete pedestal, showcases a “Folsom History” timeline rendered in hand-painted ceramic tiles painted by local artists.

Over time, some of the hand-painted tiles have faded or been damaged, and the wooden play structures have reached the end of their useful life. With repairs no longer practical and wood no longer considered ideal material for playgrounds, the city has made the decision to completely rebuild the play structures. The new design will use modern, durable materials while staying within the original 13,000-square-foot footprint.

The total estimated cost of the Kids Play Park Renovation Project (Project PK2501) is $1.1 million. As part of the Fiscal Year 2024-25 Budget, the City Council approved $800,000 toward the project out of the General Fund. The City Council agreed the $300,000 shortfall would be provided by the 501(c)(3) organization, Folsom Kids Play – For Generations, Inc (FKPFG).

As part of their fundraising efforts, FKPFG proposed the idea of turning specific parts of the original wooden play structure into yard totems to sell to donors (Attachment 4). Orders would be collected in advance, and based on the number of sales, wood would be salvaged from the structure prior to its dismantling in September 2025. This would be a one-time opportunity exclusively for donors, with only the amount of wood needed to fulfill orders being reclaimed.

In addition to raising funds, FKPFG also aims to refurbish select wooden pieces from the original structure and some of the ceramic tiles that have begun to fade or have been damaged. These restored pieces will be potentially incorporated into the new playground design. Approximately 12 wood pieces are being removed from the structure by KPFG. These items include things such as the "Tot Lot" sign, the dragon, the doll houses etc. (Attachment 5). All identified pieces, both wood and ceramic, would be removed by FKPFG prior to the playground's dismantling in September 2025. Any potential reinstallation of these pieces would need to be coordinated with and approved by staff. The timing would align with the community-build phase of the project and be carried out by FKPFG.

Staff feel that restoring and reusing these cherished elements is a meaningful way to honor the playground's history by breathing new life into pieces that might otherwise be discarded.

POLICY / RULE

Folsom Municipal Code, Section 2.36.220 Per this code, the City Council may, by resolution, authorize the donation of surplus personal property, if the City Council finds that such donation serves a public purpose and/or benefit. All donations pursuant to this section shall be "as is" without warranty, express or implied, and the transferee shall agree to defend, indemnify and hold harmless the city, its officers and employees from any claim, cause of action, damage, loss or liability arising out of the condition of the property or its use by the organization or subsequent transferee. (Ord. 1132 § 2 (part), 2010)

ANALYSIS

By breathing new life into these original pieces, the project maintains a tangible connection to the past, preserving memories and stories that have shaped the playground's unique character. This approach enriches the new playground's design, making it a living tribute to the many hands and hearts that contributed to the original build.

Thoughtful stewardship also encourages donors and volunteers alike to feel a deeper sense of ownership and pride in the project, inspiring greater participation in both fundraising and the upcoming community-build.

This focus on sustainability and respect for the community's legacy does more than preserve important artifacts, it helps strengthen the ties that make the park a treasured gathering place for future generations.

FINANCIAL IMPACT

There is no direct financial impact to the City if City Council approves the donation of specified pieces of the original Folsom Kids Play Park play structure to Folsom Kids Play – For Generations, Inc. The donated pieces are intended to be sold by the organization, with the proceeds directed toward the future rebuilding of the play structure.

ENVIRONMENTAL REVIEW

Per California Environmental Quality Act (CEQA) guidelines, donation of existing playground pieces that would otherwise be hauled off to a landfill is exempt from environmental review since the project involves minor alterations to an existing public facility with negligible or no expansion of use.

ATTACHMENTS

1. Resolution No. 11444 - A Resolution Approving the Donation of Specified Pieces of the Original Folsom Kids Play "Castle" Park Play Structure to Folsom Kids Play - For Generations, Inc.

2. Representative Photo of Wood Identified to be Used for Fundraising

3. Representative Photos of Ceramic Tiles from Commemorative Wall and Pillars

4. Representative Photos of Nature-Themed Ceramic Tiles from Free-Form Concrete Seat Walls

5. Representative Photos of Wood Elements Identified to be Refurbished and Potentially Reused in the New Playground Design

Respectfully Submitted,

Kelly Gonzalez, Parks & Recreation Director

Attachment 1

RESOLUTION NO. 11444

A RESOLUTION APPROVING THE DONATION OF SPECIFIED PIECES OF THE ORIGINAL FOLSOM KIDS PLAY "CASTLE" PARK PLAY STRUCTURE TO FOLSOM KIDS PLAY - FOR GENERATIONS, INC.

WHEREAS, Folsom Kids Play Park, with its castle-themed wood play structure and ceramic tile artworks, was built in 1996 and has served as an iconic, memorable, and beloved destination for play since it was built; and

WHEREAS, the wooden play structure has reached the effective end of its useful life and requires complete replacement; and

WHEREAS, the City Council of the City of Folsom agreed that the $300,000 project budget shortfall would be provided by the 501(c)(3) organization, Folsom Kids Play – For Generations, Inc.; and

WHEREAS, Folsom Kids Play – For Generations, Inc. proposed turning specified parts of the original wooden play structure into yard totems to sell to donors; and

WHEREAS, Folsom Kids Play – For Generations, Inc. proposed salvaging and refurbishing select wood elements and ceramic tiles from the original build; and

WHEREAS, there is no direct financial impact to the City if City Council approves the donation of specified pieces of the original Folsom Kids Play Park play structure to Folsom Kids Play – For Generations, Inc

WHEREAS, proceeds from the sale of the yard totems would support FKPFG's fundraising efforts to help rebuild the play structure; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the donation of specified pieces of the original Folsom Kids Play "Castle" Park play structure to Folsom Kids Play - For Generations, Inc.

PASSED AND ADOPTED this 12th day of August, 2025, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

_____
Sarah Aquino, MAYOR

ATTEST:

_____

Christa Freemantle, CITY CLERK

Attachment 2

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6TH GRADE

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Mike & Cheryl

Thomas

family

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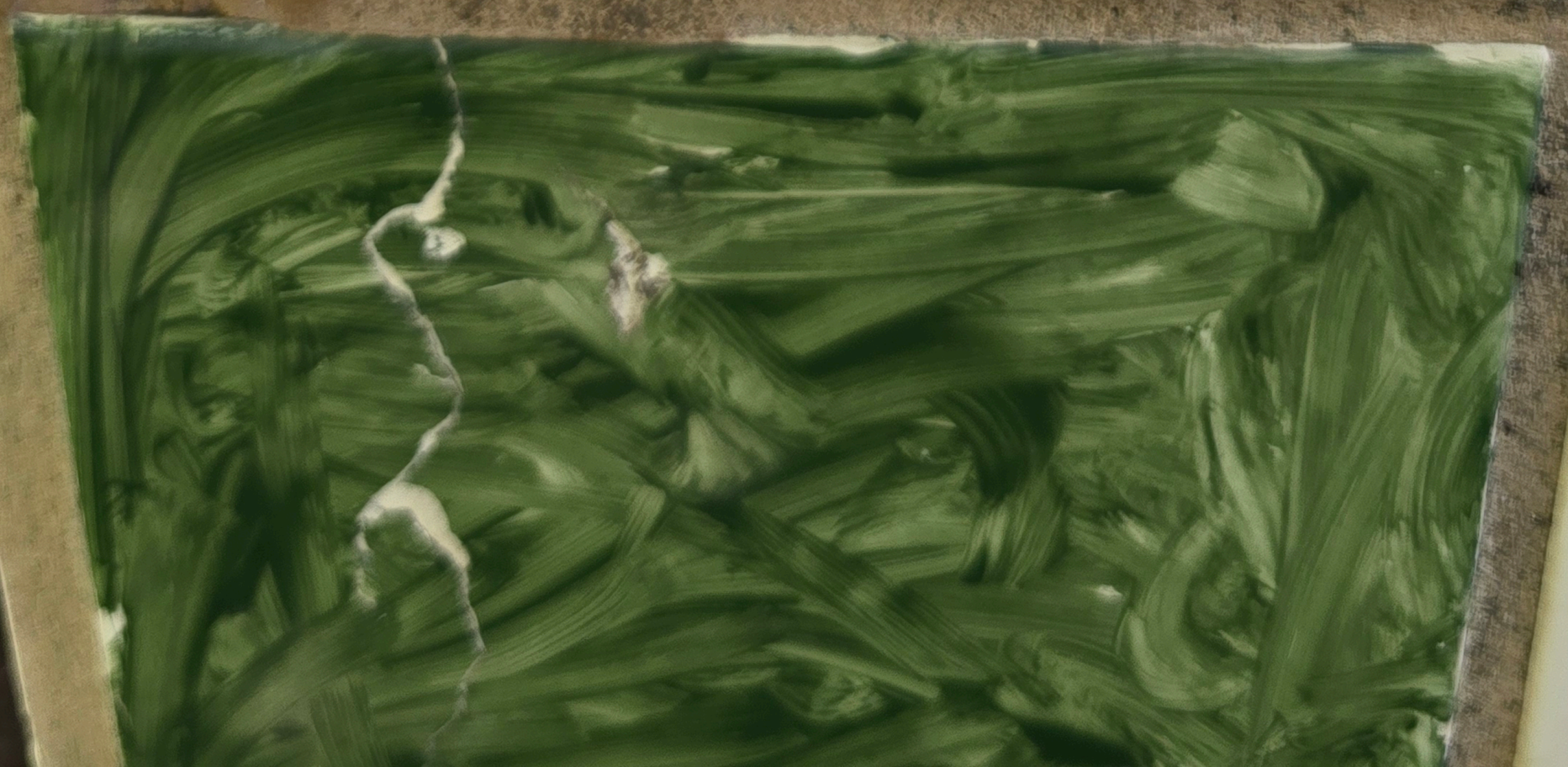
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Attachment 3









Attachment 4



Attachment 5





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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Folsom City Council
Staff Report

MEETING DATE:	8/12/2025
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11446– A Resolution Accepting $67,371 in Department of Homeland Security Grant Funds Awarded Through the California Office of Emergency Services and Appropriation of Funds in the General Fund (Fund 010)
FROM:	Police Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council pass and adopt Resolution No.11446– A Resolution Accepting $67,371 in Department of Homeland Security Grant Funds Awarded Through the California Office of Emergency Services and Appropriation of Funds in the General Fund (Fund 010).

BACKGROUND / ISSUE

In February 2025, the Police Department applied for a grant issued by the State Homeland Security Grant Program. The application was specifically tailored to provide funds to purchase night vision technology for the Police Department's SWAT Team. In July 2025, the Department received the grant award letter designating $67,371 to be used for the purchase of this equipment.

The Folsom Police Department's SWAT Team seeks funding to procure night vision devices (NVDs) to enhance operational effectiveness and officer safety during nighttime and low-light operations. These devices will provide critical visibility advantages, improving our ability to execute high-risk operations while minimizing risks to officers and the community. The requested funding will allow us to acquire and deploy NVDs tailored to our team's needs, ensuring enhanced capabilities in search and rescue, warrant service, and crisis response scenarios.

The Folsom Police Department's SWAT Team is responsible for responding to high-risk incidents, including hostage situations, barricaded subjects, and violent offender apprehensions. A significant portion of these operations occur in low-light environments where visibility is compromised, increasing risks to officers and civilians. Currently, the team relies on standard lighting tools, which can expose officers' positions and limit their tactical effectiveness.

The SWAT team is currently operating with night vision technology that is over 20 years old and significantly outdated by today's standards. The equipment provides low-resolution imagery and is limited to single-eye use, which severely restricts depth perception. This lack of spatial awareness makes it challenging for operators to navigate safely in low-light indoor environments, often resulting in unintended contact with objects or surroundings. These inadvertent contacts can compromise noise discipline and give away the team's position, reducing their tactical effectiveness during critical operations. The limitations of this outdated equipment pose a significant obstacle to maintaining stealth and operational safety.

Acquiring night vision devices will enhance situational awareness in darkness, improve Officer safety by reducing reliance on visible light sources, allow for more effective suspect tracking and perimeter security, and strengthen the team's ability to respond to emergencies without compromising their position.

POLICY / RULE

City Council Resolution 8367 states that grant applications, including any requiring an ongoing commitment of resources or staff, shall be reviewed and approved by the City Council prior to submittal.

ANALYSIS

Night vision devices are not included in California's AB 481 reporting requirements because they are not defined as "military equipment" under Government Code §7070. AB 481 outlines specific categories of equipment—such as armored vehicles, drones, and firearms of .50 caliber or greater—that must be reported, governed by policies, and approved for use. Night vision devices, while potentially tactical in nature, do not meet the threshold of lethality, crowd control, or military application as outlined in the statute. As such, their acquisition and use by law enforcement do not fall under the scope of AB 481's public transparency and reporting mandates.

The implementation of night vision technology within the department is expected to be seamless, as the SWAT team is already experienced in utilizing similar equipment. Training can be easily integrated into the team's existing monthly training schedule, avoiding the need for additional training costs. This technology supports the department's efforts to adapt to the evolving nature of tactical operations and aligns with California's mandated policies on de-escalation. By enhancing visibility in low-light environments, night vision devices allow

operators to maintain time and distance, improving their ability to safely communicate, gather intelligence, and assess potential threats without initiating immediate engagement.

FINANCIAL IMPACT

The Department of Homeland Security awarded through the California Office of Emergency Services funding for the City of Folsom in the amount of $67,371 to purchase night vision devices and does not require matching funds from the City. These funds will include all the required equipment and technical support. There are no additional anticipated training costs. If accepted the funding award would increase revenue estimates and appropriations by $67,371 in the General Fund (Fund 010). Costs would be funded initially through the General Fund (Fund 010) and reimbursed by the grant.

ATTACHMENTS

1. Resolution No.11446– A Resolution Accepting $67,371 in Department of Homeland Security Grant Funds Awarded Through the California Office of Emergency Services and Appropriation of Funds in the General Fund (Fund 010)

2. Grant Award Letter

Submitted,

_____

Randy Ulibarri, Interim Chief of Police

Attachment 1

RESOLUTION NO. 11446

A RESOLUTION ACCEPTING $67,371 IN DEPARTMENT OF HOMELAND SECURITY GRANT FUNDS AWARDED THROUGH THE CALIFORNIA OFFICE OF EMERGENCY SERVICES AND APPROPRIATION OF FUNDS IN THE GENERAL FUND (FUND 010)

WHEREAS, the Department of Homeland Security through the California Office of Emergency Services offers grants to fund front-line law enforcement services; and

WHEREAS, the grant funding available to the City of Folsom for Fiscal Year 2025-26 is $67,371; and

WHEREAS, these funds are separate and apart from the proposed allocations from the City's general fund and an additional appropriation is needed; and

WHEREAS, the Chief of Police has requested to allocate and appropriate these funds for the purchase of night vision technology;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom hereby authorizes the City Manager to accept the Department of Homeland Security grant and use of the funding in accordance with the request of the Chief of Police to purchase night vision technology; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Finance Director is authorized to increase revenue estimates and expenditure appropriations by $67,371 in the General Fund (Fund 010) to the Police Department budget in Fiscal Year 2025-26.

PASSED AND ADOPTED this 12th day of August 2025, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

_____
Sarah Aquino, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

Attachment 2

Sacramento Office of Emergency Services
Mary Jo Flynn- Nevins, Chief

David Villanueva

County of Sacramento

July 16, 2025

Randy Ulibarri
Interim Chief of Police
Folsom Police Department
46 Natoma St.
Folsom, CA 95630

Dear Interim Chief Ulibarri,

Thank you for your interest in our 2024 Homeland Security Grant Program (SHSGP) and for the time and effort your agency dedicated to submitting your proposal.

After a thorough review process by the Approval Authority, we are pleased to inform you that the following project has been selected to be **approved for funding**:

APPROVED Application #	***Application Project Name***	***Amount Requested***	***Approval Authority Funding Decision***
2024-17	*Night Vision Tech for SWAT Ops.*	*$134,174*	*$67,371*
		TOTAL	***$67,371***

Please note that no funds can be expended until the Award Letter and/or Contract have been signed, returned to Sac OES and finalized. The Award Letters and Contracts will be sent by the end of August 2025. Any pre-award costs incurred by the subrecipient shall be at subrecipients risk. The pre-award costs incurred by the subrecipient do not impose any obligation on Sacramento County Office of Emergency Services.

Sincerely,

Mary Jo Flynn-Nevins, Chief

cc: David Canepa

3720 Dudley Blvd. • McClellan, California 95652 • phone (916) 874-4670 • fax (916) 874-7080 • www.saccounty.gov

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Folsom City Council
Staff Report

MEETING DATE:	8/12/2025
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11448 – A Resolution Rejecting all Bids for the Bidwell Street Storm Drain Replacement Project, Project No. 2499
FROM:	Public Works Department

RECOMMENDATION / CITY COUNCIL ACTION

The Public Works Department recommends that the City Council pass and adopt Resolution No. 11448 - A Resolution Rejecting all Bids for the Bidwell Street Storm Drain Replacement Project, Project No. 2499.

BACKGROUND / ISSUE

The City of Folsom currently owns and maintains a storm drain system along Bidwell Street that collects runoff from portions of Riley Street, Comstock Drive, Wool Street, and Decatur Street as well as adjacent residential and commercial private properties. The storm drain line along Bidwell Street consists of an 18-inch pipe running north to south, joining with a second 18-inch at the intersection of Bidwell Street and Decatur Street, and connecting east. Most segments of the pipe are corrugated metal pipe (CMP).

In 2020, during routine storm drain inspections, the Public Works Department determined that a section of storm drain line along Bidwell Street south of Wool Street had never been constructed, and the line was plugged. During rain events, accumulated runoff bubbles up out of a slotted manhole lid and into the adjacent unpaved roadside ditch. Over the years, this has caused erosion along the edge of the pavement and carried sediment into the next downstream drain inlet located at Decatur Street.

On October 25, 2022, the City Council approved Resolution No. 10937 authorizing a Green Means Go grant application under the Capital category for the Bidwell Street Drainage Improvement Project to address the identified issue. The city received a full grant award from

Sacramento Area Council of Governments (SACOG), and on April 23, 2023, City Council approved Resolution No. 11027 to accept the grant. Acceptance of the $305,000 fully funded Capital grant award provides funding for the replacement of approximately 500 linear feet of the 18-inch storm drain line, associated manholes, and additional curb and gutter along the length from Wool Street to Decatur Street to prevent any future erosion.

POLICY / RULE

Section 2.36.180, Award of Contracts of the Folsom Municipal Code states, in part, that the City Council may reject any or all bids or proposals when it is for good cause and in the best interests of the city.

ANALYSIS

City staff completed the design of the project and advertised the bid package for construction on Virtual Bid on June 18, 2025, with bid opening on July 9, 2025. The city received only one bid, as summarized below:

- Central Valley Engineering & Asphalt, Inc. $ 284,969.00

The engineer's estimate of probable cost was $250,000, and the portion of the grant authorized for the construction phase is $300,000.

During bid analysis, staff determined that there were issues with the bidding platform that discouraged other contractors from bidding the project. This was the first attempt by the City to utilize Virtual Bid, and the platform was chosen due to its ability to accept electronic bids. Staff believed that the flexibility to allow electronic bids could increase interest from contractors and increase the bidding pool. Unfortunately, while there were other listed plan holders, the city only received one bid. After reaching out to other contractors that have worked with the Public Works Department in the past, several reported that they did not receive the notification through Virtual Bid or associated plan rooms, and other contractors were not able to easily navigate the platform to submit the required forms and information.

Based on this information, staff would like to reject all bids and re-bid the project in September using another bidding platform that has been used successfully in the past.

The Green Means Go grant expenditure date is December 31, 2026, so there is minimal concern of not meeting the delivery deadline even with rebidding the project.

FINANCIAL IMPACT

While the single bid came in below the authorized grant amount, it was still above the engineer's estimate of probable cost and given the lack of additional bidders, staff recommends rejecting all bids and rebidding the project.

Staff expects to rebid the project in September 2025 and begin construction in the fall.

ENVIRONMENTAL REVIEW

This project is a rehabilitation of existing infrastructure and therefore is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) Guidelines Section 15301.

ATTACHMENT

Resolution No. 11448 - A Resolution Rejecting all Bids for the Bidwell Street Storm Drain Replacement Project, Project No. 2499

Submitted,

_____

Marcus Yasutake, INTERIM PUBLIC WORKS DIRECTOR

RESOLUTION NO. 11448

A RESOLUTION REJECTING ALL BIDS FOR THE BIDWELL STREET STORM DRAIN REPLACEMENT PROJECT, PROJECT NO. 2499

WHEREAS, the City of Folsom desires to repair and rehabilitate the existing storm drainage infrastructure along Bidwell Street from Wool Street to Decatur Street; and

WHEREAS, the project was advertised for construction on June 18, 2025, and bids were received on July 9, 2025, with Central Valley Engineering and Asphalt Inc. being the only, and therefore lowest, responsive bidder at $284,969; and

WHEREAS, the engineer's estimate of probable cost was $250,000; and

WHEREAS, Green Means Go grant funding in the amount of $300,000 is budgeted and available for use on the construction phase of the project with a grant expenditure end date of December 31, 2026; and

WHEREAS, staff is proposing to rebid the project in September 2025, utilizing a different and more familiar bidding platform;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom rejects all bids for the Bidwell Street Storm Drain Replacement Project, Project No. 2499.

PASSED AND ADOPTED this 12th day of August 2025, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

_____
Sarah Aquino, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

Folsom City Council
Staff Report

MEETING DATE:	8/12/2025
AGENDA SECTION:	New Business
SUBJECT:	Ordinance No. 1355 – An Ordinance of the City of Folsom Adding Chapter 8.39, "Unlawful Behavioral Nuisances", to the Folsom Municipal Code to Prevent, Remove, and Abate Behavioral Nuisances that Negatively Affect People, Properties, and Businesses in the Community (Introduction and First Reading)
FROM:	City Attorney's Office

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council introduce and conduct the first reading of Ordinance No. 1355 - An Ordinance of the City of Folsom Adding Chapter 8.39, "Unlawful Behavioral Nuisances", to the Folsom Municipal Code to Prevent, Remove, and Abate Behavioral Nuisances that Negatively Affect People, Properties, and Businesses in the Community.

BACKGROUND / ISSUE

The City's code enforcement and law enforcement officers were recently called upon by a resident to assist abating a public nuisance that had existed in one of the residential houses in that neighborhood for years. The criminal elements at this property festered where certain individuals congregated, lived, and carried out various illegal activities day and night, such as, for example, the sale, purchase, transport, distribution, and use of illegal drugs and controlled substances. The bad actors intimidated the neighbors through aggressive interactions, foul and threatening languages, hostile and menacing gestures from their co-conspirators, and letting aggressive dogs loose in the neighborhood. All those behaviors negatively affected the peace, enjoyment, health, and safety of the neighbors in that neighborhood.

The Folsom Municipal Code has a nuisance provision that pertains to maintenance and upkeep of physical properties, but nothing addressing behavioral nuisances that threaten the health, safety, and peaceful enjoyment of people, properties, and businesses.

POLICY / RULE

Under Section 2.12 of the City Charter, amendments to the Folsom Municipal Code require review and approval by the City Council.

ANALYSIS

Staff propose to add a chapter to the Folsom Municipal Code to specifically address behavioral nuisances on any property in the City such as:

1. Illegal sale, use, possession, distribution, or transport of controlled substances or other illegal drugs and substances;

2. Gathering, or coming and going, of people who have an intent to purchase, use, distribute, sell, or transport controlled substances on or from the property;

3. Prostitution;

4. Unlawful activities of a criminal street gang;

5. Making or continuing, or causing to be made and continued, or any loud unnecessary or unusual noise which disturbs the peace and quiet of the neighborhood, or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing on the property or in the area;

6. Unlawful discharging of a firearm or brandishing of a weapon by any person;

7. Unlawful fireworks displays;

8. Frequent response by the Folsom Police Department to the real property or the adjacent area (but not the real property of another) as a result of any person or persons causing any combination of the following calls as indicated in the Folsom Police Department incident report:

    A. Animal disturbances, including but not limited to competitive fighting between animals.

    B. Violent criminal acts, charged or not, including, but not limited to, rape, assault, battery, homicide, or shooting.

    C. Making hostile or aggressive gestures or threats that disturb the peaceful enjoyment or another person.

    D. Illegal consumption of intoxicants in public view.

E. Gaming activities.

F. Juvenile disturbances.

The proposed Ordinance seeks to hold the property owner responsible to mitigate and abate the nuisance as described. If the owner fails to do so after receiving notice from the City, the proposed Ordinance allows the City to proceed with abatement actions through administrative citations and other lawful remedies. The City's cost and expenses will be a lien against the property to repay the City's taxpayers for the expenses incurred to abate a public nuisance.

FINANCIAL IMPACT

No immediate financial impact is expected from these proposed Ordinance.

ENVIRONMENTAL REVIEW

The action is exempt under Section 15061(b)(3) – the common sense rule of the California Environmental Quality Act (CEQA) because the proposed addition of Chapter 8.39 to the Folsom Municipal Code has no potential to cause significant effects on the environment.

ATTACHMENT

1. Ordinance No. 1355 – An Ordinance of the City of Folsom Adding Chapter 8.39, "Unlawful Behavioral Nuisances", to the Folsom Municipal Code to Prevent, Remove, and Abate Behavioral Nuisances that Negatively Affect People, Properties, and Businesses in the Community

Respectfully submitted,

STEVEN WANG
City Attorney

ORDINANCE NO. 1355

AN ORDINANCE OF THE CITY OF FOLSOM ADDING CHAPTER 8.39, "UNLAWFUL BEHAVIORAL NUISANCES", TO THE FOLSOM MUNICIPAL CODE TO PREVENT, REMOVE, AND ABATE BEHAVIORAL NUISANCES THAT NEGATIVELY AFFECT PEOPLE, PROPERTIES, AND BUSINESSES IN THE COMMUNITY

The City Council of the City of Folsom does hereby ordain as follows:

SECTION 1 PURPOSE

The purpose of this ordinance is to add Chapter 8.39, "Unlawful Behavioral Nuisances", to the Folsom Municipal Code to prevent and allow Code Enforcement and/or Law Enforcement to remove and abate harmful behaviors that typically associate with crimes and create blight and decay in the community.

SECTION 2 ADDITION TO CODE

Chapter 8.39, "Unlawful Behavioral Nuisances", is hereby added to the Folsom Municipal Code to read as follows:

Chapter 8.39
UNLAWFUL BEHAVIORAL NUISANCES

Sections:

8.39.010 Finding and purpose.
8.39.020 Definitions.
8.39.030 Unlawful behavioral nuisances.
8.39.040 Declaration of public nuisance.
8.39.050 Notification of nuisance.
8.39.060 Authority to issue administrative citation.
8.39.070 Authority to initiate administrative remedies.
8.39.080 Abatement by city.
8.39.090 Assessment lien.
8.39.100 Alternative actions available.
8.39.110 Violations.

8.39.010 Finding and purpose

A. Certain behaviors of persons on property within the City are injurious to residents, property owners, and businesses in the community, and as such constitute a public nuisance. Such public nuisances can create conditions that negatively affect one's health, or be indecent or offensive to the senses, or contribute to visual blight, so as to interfere with the safety and enjoyment of life or property by people in the community or neighborhood. The abatement of such behavioral nuisances is important to the City in its fight against blight, decay, deterioration and crime.

B. The owners of real properties within the City are responsible for monitoring their properties and for taking appropriate action if a nuisance exists thereon, whether that nuisance is created by existing physical conditions or by nuisance creating behaviors, or the combination of conditions. Many nuisances can be avoided with active property management. Lack of proper management of real property can create an environment conducive to behaviors that can become a nuisance with repetition and lack of abatement and corrective measures. If a property owner does not fulfill his or her responsibilities, it is necessary for the safety, health and welfare of the neighborhoods, and the City as a whole, that the City be able to undertake abatement action.

C. Because of the profound impact and affect behavioral nuisances have on the community, individuals and crime, the City Council, in adopting this Chapter finds the civil penalties imposed for a violation of this Chapter are justified and necessary to protect the health, property, and integrity of this community.

D. Nothing in this Chapter exempts property owners from compliance with state, federal, or local laws, including, but not limited to, laws on housing, eviction, retaliatory conduct, discriminatory conduct, or invasion of privacy.

E. The purpose of this Chapter is:

1. To set forth and enforce minimum standards relating to the management of activities conducted or conditions on real property to protect the public health, safety and welfare, and;

2. To put in place remedies which will permit the City to take timely, effective, efficient administrative or other legal action against property owners who permit or suffer nuisance creating behaviors or conditions to occur on their properties on a continuing basis, in order to compel such owners to abate the nuisance creating behaviors or conditions and control the environment, both physical and behavioral, on such real properties.

F. The provisions of this Chapter are complimentary, cumulative, supplementary, and additional to any other legal remedies available, whether found in this Code, state or federal laws, regulations, or case law.

G. It is not the intent nor purpose of this Chapter to subject owners or managers to any legal liability resulting from a tenant's actions away from the owner's or manager's own property unless it can be shown that the problem tenant is also creating a nuisance or committing a crime on the owner's or manager's property.

8.39.020 Definitions.

“Public nuisance” means the creation or maintenance of any behavior or condition upon public or private property which is injurious to health, or indecent or offensive to the senses, or an obstruction to the free use of property, or a detriment to property values, or contributes to visual blight, so as to interfere with the comfortable enjoyment of life or property of an entire community or neighborhood, or by any considerable number of persons.

“Building” means any structure used or intended for supporting or sheltering any use or occupancy and includes any house, garage, duplex, apartment, condominium, stock cooperative or other residential structure, and includes all retail, commercial and industrial structures.

“City Manager” means the City Manager or his/her designees.

"Frequent" means such response is occurring more than one and one-half times than the average number of such responses for property of a similar size in character.

“Owner” means any person owning property, as shown on the last equalized assessment roll for property taxes, or other person having control or possession of the property.

“Person” means any individual, partnership, corporation, business, association or other organization, however formed.

“Property” means all property within the City and includes any building located on such property.

“Tenant or occupant” means any person or group of persons occupying the whole or part of a building or land, whether or not pursuant to a written or oral lease, tenancy at will, tenancy at sufferance or otherwise.

8.39.030 Unlawful behavioral nuisances.

It is hereby declared a public nuisance and a violation of this Chapter for the owner, whether through the owner or owner's agent, lessee, sublessor, sublessee, or occupant of any property in the City to permit, with actual or constructive knowledge, any of the following activities or behavior to occur on the property of the owner:

A. The illegal sale, use, possession, distribution, or transport of controlled substances or other illegal drugs and substances;

B. The gathering, or coming and going, of people who have an intent to purchase, use, distribute, sell, or transport controlled substances on or from the property;

C. The occurrence of prostitution;

D. Unlawful activities of a criminal street gang as defined in the California Penal Code;

E. The making or continuing, or causing to be made and continued, or any loud unnecessary or unusual noise which disturbs the peace and quiet of the neighborhood, or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing on the property or in the area;

F. The unlawful discharging of a firearm or brandishing of a weapon by any person;

G. Unlawful fireworks displays;

H. The frequent response by the Folsom Police Department to the real property or the adjacent area (but not the real property of another) as a result of any person or persons causing any combination of the following calls as indicated in the Folsom Police Department incident report:

1. Animal disturbances, including but not limited to competitive fighting between animals.

2. Violent criminal acts, charged or not, including, but not limited to, rape, assault, battery, homicide, or shooting.

3. Making hostile or aggressive gestures or threats that disturb the peaceful enjoyment of another person.

4. Illegal consumption of intoxicants in public view.

5. Gaming activities.

6. Juvenile disturbances.

8.39.040 Declaration of public nuisance.

Any behavior on property in violation of the foregoing Section 8.39.030 is declared to be a public nuisance and shall be abated pursuant to the procedures set forth in this Chapter or elsewhere in the Municipal Code. The procedures for abatement set forth in this Chapter shall not be exclusive and shall not in any manner limit or restrict the City from enforcing other City ordinances or abating public nuisances in any other manner provided by law.

8.39.050 Notification of nuisance.

Whenever the City Manager or his or her designee determines that any behavior described in Section 8.39.030 exists on any property within the City, the City Manager shall give notice to the owner of the property, and if known the person responsible for causing the violation if that is not the owner, stating the section(s) being violated. Such notice shall set forth a reasonable time limit, in no event less than ten calendar days, for correcting the violation(s) and may set forth suggested methods of correcting them. Such notice shall be served upon the owner in person or by certified mail.

8.39.060 Authority to issue administrative citation.

In the event the owner or person responsible for the violation shall fail, neglect or refuse to comply with the notice of order to abate, the City Manager designee shall have the authority to

issue an administrative citation in accordance with the provisions of Chapters 1.08 and 1.09 of this Code.

8.39.070 Authority to initiate administrative remedies.

In the event the owner or person responsible for the violation(s) shall fail, neglect or refuse to comply with notice of order to abate, or to respond to the issuance of an administrative citation, the City Manager shall have the authority to initiate administrative remedies in accordance with the provisions of Chapter 1.09 of this Code, in addition to all other legal remedies, criminal or civil, which may be pursued by the City to address any violation of this Code.

8.39.80 Abatement by city.

A. If the nuisance is not abated within the specified abatement period, the City Manager shall abate, or cause to be abated, the nuisance utilizing City employees or private contractor. The cost of abatement and administration for same shall be billed to the owner, and be due and payable within thirty days thereafter. Administrative costs shall include personnel costs, costs incurred in documenting the nuisance, costs of notices, specifications and contracts, inspections, and costs of printing and mailing required by this Chapter.

B. In the event the property owner disputes the cost of abatement and administration, the owner shall give notice to the City Clerk of such objection and the clerk shall set the matter for hearing before the City Council within thirty days after receipt of said notice, at which time the Council will hear evidence presented by the owner and staff and determine whether or not the cost of abatement and administration are reasonable. The determination of the City Council shall be final and not appealable.

8.39.090 Assessment lien.

In the event the costs to abate the nuisance are not paid by the owner, the City shall prepare a special assessment against the subject property requiring the abatement of nuisance. Assessment will be implemented upon recordation in the office of the county recorder of a notice of lien on the property for the amount of the assessment; or to cause the amounts of the respective assessments to be added to the next regular tax bills levied against the affected properties.

8.39.100 Alternative actions available.

Nothing in this Chapter shall be deemed to prevent the City from commencing a civil or criminal proceeding to abate a public nuisance or from pursuing other means available under provisions of applicable ordinances or state laws, to correct and abate health and safety hazards created by the behavioral nuisance in addition to or as alternatives to the proceedings set forth in this Chapter.

8.39.110 Violations.

A. The owner or other person having charge or control of any such building, structure or property who maintains any public nuisance defined in this Chapter, or who violates any order of abatement made pursuant to this Chapter is guilty of an infraction.

B. Any person who removes or defaces any notice or order posted as required by this Chapter is guilty of an infraction.

C. No person shall obstruct, impede or interfere with any representative of the City or City contractor engaged in mitigating, removing, or abating a nuisance pursuant to the provisions of this Chapter, or in performing any necessary act preliminary or incidental to such work as authorized or directed pursuant to the provisions of this Chapter.

SECTION 3 SCOPE

Except as set forth in this ordinance, all other provisions of the Folsom Municipal Code shall remain in full force and effect.

SECTION 4 SEVERABILITY

If any section, subsection, sentence, clause, or phrase in this Ordinance or any part thereof is for any reason held to be unconstitutional, invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council declares that it would have passed each section irrespective of the fact that any one or more section, subsection, sentence, clause, or phrase be declared unconstitutional, invalid, or ineffective.

SECTION 5 NO MANDATORY DUTY

This Ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

SECTION 6 EFFECTIVE DATE

This ordinance shall become effective thirty (30) days from and after its passage and adoption, provided it is published in full or in summary within twenty (20) days after its adoption in a newspaper of general circulation in the City.

This ordinance was introduced and the title thereof read at the regular meeting of the City Council on August 12, 2025 and the second reading occurred at the regular meeting of the City Council on _____, 2025.

On a motion by Councilmember _____ seconded by Councilmember _____, the foregoing ordinance was passed and adopted by the City Council of the City of Folsom, State of California, this ____ day of _____, 2025, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

_____
Sarah Aquino, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

Folsom City Council
Staff Report

MEETING DATE:	8/12/2025
AGENDA SECTION:	New Business
SUBJECT:	California Department of Transportation Sustainable Transportation Planning Grant Program for a Sustainable Transit Connections to Health Services Planning and Feasibility Study Contracts i. Resolution No. 11442 – A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding Between the City of Folsom and the Sacramento Regional Transit District Regarding the Sustainable Transit Connections to Health Services Planning and Feasibility Study ii. Resolution No. 11443 – A Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Fehr & Peers for a Sustainable Transit Connections to Health Services Planning and Feasibility Study Contract
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff respectfully recommends that the City Council approve:

i. Resolution No. 11442 – A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding Between the City of Folsom and the Sacramento Regional Transit District Regarding the Sustainable Transit Connections to Health Services Planning and Feasibility Study

ii. Resolution No. 11443 – A Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Fehr & Peers for a Sustainable Transit Connections to Health Services Planning and Feasibility Study Contract

BACKGROUND / ISSUE

In January 2024, the City Council adopted Resolution No. 11155 authorizing staff, in partnership with the Sacramento Regional Transit District (SacRT), to apply for the Caltrans FY 2024/25 Sustainable Transportation Planning Grant Program. The grant application proposed a planning and feasibility study focused on expanding transit access to major health services and key destinations in the Folsom Plan Area.

Following the application, Caltrans conditionally awarded $218,472 in July 2024, with the City serving as the lead applicant. The grant award includes a required local match of $31,528, which SacRT will partially fulfill through non-reimbursable staff time valued at $5,720. In August 2024, the City Council approved Resolution No. 11249, authorizing the City Manager or their designee to execute related grant agreements and formally accept the full award. A Restricted Grant Agreement was finalized in October 2024 to initiate the project, and an administrative amendment finalizing budget details was approved in July of 2025.

Partnership with SacRT and Consultant Procurement

The City of Folsom, as the lead agency, is responsible for contract administration, while SacRT, as the partner agency, will support the project through initial transit route design, implementation strategy, and final service plan. To clearly define roles and funding responsibilities, the City and SacRT plan to enter into a Memorandum of Understanding (MOU), which will outline SacRT's local match commitment and specific project contributions.

In addition, an experienced transit consulting firm is necessary to provide comprehensive support services, including project management, data analysis, technical expertise, stakeholder coordination, and community outreach. The consultant's involvement will ensure effective implementation across all facets of the project.

In March 2025, the City issued a Request for Proposals (RFP) to identify a qualified consulting firm to prepare the study. Fehr & Peers was selected based on their comprehensive understanding of the project and their proposed approach.

City staff now seeks City Council authorization for the City Manager to:

1. Execute a MOU with SacRT to formalize its non-reimbursable staff contribution (valued at $5,720) as part of its local match, along with up to $67,429 in grant funding for additional staff support directly related to the project.
2. Execute a professional services agreement with Fehr & Peers for an amount not to exceed $150,315 to provide consulting services for the project.

POLICY / RULE

City Council authorization is required to enter into an inter-agency Agreement. In accordance with Chapter 2.36 of the Folsom Municipal Code, professional services contracts of $75,049 or greater shall be approved by the City Council.

ANALYSIS

The Sustainable Transit Connections to Health Services Planning and Feasibility Study, in partnership with SacRT, aims to proactively plan for sustainable transit connections that will support the planned future growth of the City. The goal is to integrate various transportation modes, enhance transit station connections, improve access to medical facilities, and provide easy access to regional transit services in Folsom and the vicinity. This initiative will increase accessibility to the regional transit system for all (including older adults and people with disabilities), reduce traffic congestion, lower greenhouse gas emissions, and improve community health.

This transit planning and feasibility study represents a strategically significant initiative that aligns with the City's General Plan, the Folsom Plan Area Specific Plan, and active transportation goals. The study builds upon recent improvements to SacRT's Gold Line, which now supports 15-minute light rail service, and coincides with early development stages of four new medical facilities—presenting a unique opportunity to proactively design transit access that enhances ridership and multimodal connectivity. Additionally, the incomplete Alder Creek Parkway in the Folsom Plan Area offers an opportunity to incorporate additional transit infrastructure into the final street design.

Building on SacRT's prior successful collaborations—such as the Causeway Connection and the Elk Grove/UC Davis Medical Center express services—City staff worked with SacRT to determine the most effective approach to conducting the transit feasibility study. Per the Caltrans Grant Agreement, SacRT will provide non-reimbursable project oversight valued at $5,720 as part of its local match commitment.

In addition, SacRT will support transit route and station planning, service implementation strategy development, a multi-party cost-sharing agreement, and preparation of the final service plan. SacRT will also lead the delivery of the Draft Service Plan for formal review and approval by its Board. For these tasks, the City will allocate up to $67,429 in grant funding to reimburse SacRT for eligible project-related costs.

Given limited staff capacity, the technical complexity of the study, and the need for focused community engagement, both City staff and SacRT concluded that a qualified third-party consultant would be best suited to complete the majority of the work. This decision ensures full compliance with Caltrans' grant requirements and represents the most efficient use of grant resources.

To that end, the City issued a Request for Proposals (RFP) and reviewed submissions from two firms: Kimley Horn and Fehr & Peers. Both firms have previous experience working with the City and submitted thoughtful, responsive proposals. Ultimately, Fehr & Peers was selected based on their strong expertise, comprehensive understanding of the project scope, and strategic approach to public engagement. Notably, their outreach plan includes targeted efforts to involve minority and low-income residents living within a half mile of the proposed transit stations—those most likely to benefit from the future transit services.

The proposed consultant agreement is for an amount not to exceed $150,315. With guidance from City staff and SacRT, the consulting team will lead project management and deliver the following:

1. **Existing Conditions Report** – Evaluate current alignment, intersection conditions, stop locations, and market demand.
2. **Conceptual Route and Stop Alignment** – Develop at least one conceptual service map informed by survey results and demographic data. Include timetable, service hours, daily vehicle hours, and high-level estimates for capital and operating costs.
3. **Prototype Bus Stop Design** – Create initial design concepts and prepare an assessment of potential infrastructure improvements.
4. **Community Outreach** – Lead inclusive public engagement and outreach efforts.
5. **Financial Model Development** – Collaborate with SacRT to identify funding gaps for capital, operations, and ongoing maintenance.
6. **Implementation and Funding Strategy** – Prepare a Draft Implementation and Funding Strategy document outlining next steps for service deployment.

The table below provides a summary of the project budget, detailing the allocation of funding across key components.

Sustainable Transit Connections to Health Services Planning and Feasibility Study Budget

Task Title	Grant Amount*	Folsom Local Cash Match	SacRT In-Kind Match	Estimated Total Project Costs
Project Administration	$2,350	$6,250		$8,600
Consultant Procurement		$5,170		$5,170
Existing Conditions	$27,216	$2,750		$29,966
Sponsor Engagement	$23,094	$3,000	$858	$26,952
Route and Station Development	$50,199	$2,500	$1,430	$54,129
Community Outreach	$51,555	$3,000	$1,144	$55,699
Implementation Strategy and Final Report	$64,058	$3,138	$2,288	$69,484
Totals	**$218,472**	**$25,808**	**$5,720**	**$250,000**

*SacRT allocation is $67,429 and Consultant allocation is $150,315

FINANCIAL IMPACT

The overall project budget for the comprehensive planning and feasibility transit connection study is $250,000. The Caltrans sustainable transportation planning grant award total is $218,472 and requires a minimum 11.47 percent local match. In this case, the total local match is $31,528 (which represents a 12.61% local match), of which $25,808 will come from the City of Folsom in-kind staff services and $5,720 will come from SacRT in-kind staff services. The City is contributing to

its local match in the form of staff time including acting as project manager overseeing the project team conducting the planning and feasibility transit connections study.

SacRT's additional staff services, totaling up to $67,429, along with consulting services in support of the project, totaling up to $150,315 (representing a combined amount of $217,744) are being initially funded through the Light Rail Impact Fee Fund (Fund 451). These expenses will be reimbursed in accordance with the reimbursement schedule outlined in the Sustainable Transportation Planning Grant Program.

Resolution No. 11249 previously authorized an appropriation in the amount of the grant for $218,472 in the Light Rail Impact Fee Fund (Fund 451). As is typical with grants of this nature, there is no appropriation from the General Fund; city staff time is provided as an in-kind contribution.

ENVIRONMENTAL REVIEW

The execution of the SacRT MOU and the Fehr & Peers contract to implement the feasibility analysis is not considered a project under the California Environment Quality Act (CEQA) in accordance with CEQA Guidelines Section 15061(b)(3). Furthermore, the Sustainable Transit Connections to Health Services Planning and Feasibility Study is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15262, which provides an exemption for feasibility and planning studies for future action. The feasibility study will not, in and of itself, authorize or approve any construction.

ATTACHMENTS

1. Resolution No. 11442 – A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding Between the City of Folsom and the Sacramento Regional Transit District Regarding the Sustainable Transit Connections to Health Services Planning and Feasibility Study

2. Resolution No. 11443 – A Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Fehr & Peers for a Sustainable Transit Connections to Health Services Planning and Feasibility Study Contract

Submitted,



Pam Johns, Community Development Director

Attachment 1

RESOLUTION NO. 11442

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF FOLSOM AND THE SACRAMENTO REGIONAL TRANSIT DISTRICT REGARDING THE SUSTAINABLE TRANSIT CONNECTIONS TO HEALTH SERVICES PLANNING AND FEASIBILITY STUDY

WHEREAS, in January 2024, the City Council adopted Resolution No. 11155 authorizing City staff, in partnership with the Sacramento Regional Transit District (SacRT), to apply for the Caltrans Fiscal Year 2024/25 Sustainable Transportation Planning Grant Program for a proposed transit planning and feasibility study focused on expanding access to major health services and key destinations in the Folsom Plan Area; and

WHEREAS, in July of 2024, Caltrans conditionally awarded $218,472 in grant funding, with the City of Folsom serving as the lead applicant and SacRT as a partner agency; and

WHEREAS, the award requires a local match of $31,528, with SacRT contributing non-reimbursable staff time valued at $5,720 toward that commitment; and

WHEREAS, in August 2024, the City Council approved Resolution No. 11249 authorizing the City Manager to execute related grant agreements, formally accept the full award, and appropriate funds in the amount of the grant for $218,472 in the Light Rail Impact Fee Fund (Fund 451); and

WHEREAS, a Restricted Grant Agreement was finalized in October 2024, and a subsequent administrative budget amendment was approved in July 2025 to proceed with project implementation; and

WHEREAS, in accordance with the Caltrans Grant Agreement, SacRT has committed $5,720 in non-reimbursable staff time toward the project as part of its local match; and

WHEREAS, SacRT has further committed up to $67,429 in reimbursable grant-supported staff time to assist with the study, encompassing activities such as transit planning, service development, and the preparation and presentation of a Draft Service Plan to its Board of Directors; and

WHEREAS, A Memorandum of Understanding (MOU) between the City and SacRT will outline project responsibilities, affirm SacRT's commitment of $5,720 in non-reimbursable local match funding, and specify eligible grant reimbursements, including up to $67,429 to support SacRT's direct involvement in project activities, and

WHEREAS, the agreement will be in a form acceptable to the City Attorney.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom hereby authorizes the City Manager to Execute a Memorandum of Understanding (MOU) with Sacramento Regional Transit District to formalize its non-reimbursable $5,720 staff contribution local match and allocate up to $67,429 in grant funding for eligible project-related support.

PASSED AND ADOPTED this 12th day of August 2025, by the following roll-call vote:

AYES: Councilmember(s):

NOES: Councilmember(s):

ABSENT: Councilmember(s):

ABSTAIN: Councilmember(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

Attachment 2

RESOLUTION NO. 11443

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH FEHR & PEERS FOR A SUSTAINABLE TRANSIT CONNECTIONS TO HEALTH SERVICES PLANNING AND FEASIBILITY STUDY CONTRACT

WHEREAS, in January 2024, the City Council adopted Resolution No. 11155 authorizing City staff, in partnership with the Sacramento Regional Transit District (SacRT), to apply for the Caltrans Fiscal Year 2024/25 Sustainable Transportation Planning Grant Program for a proposed transit planning and feasibility study focused on expanding access to major health services and key destinations in the Folsom Plan Area; and

WHEREAS, in July of 2024, Caltrans conditionally awarded $218,472 in grant funding, with the City of Folsom serving as the lead applicant and SacRT as a partner agency; and

WHEREAS, in August 2024, the City Council approved Resolution No. 11249 authorizing the City Manager to execute related grant agreements, formally accept the full award, and appropriate funds in the amount of the grant for $218,472 in the Light Rail Impact Fee Fund (Fund 451); and

WHEREAS, a Restricted Grant Agreement was finalized in October 2024, and a subsequent administrative budget amendment was approved in July 2025 to proceed with project implementation; and

WHEREAS, specialized consulting services are necessary to provide professional support in the areas of project management, data analysis, technical planning, stakeholder coordination, and community engagement; and

WHEREAS, in March 2025, the City issued a Request for Proposals (RFP) to identify a qualified consulting firm for the preparation of the project study, and Fehr & Peers was selected based on its qualifications and understanding of the project scope; and

WHEREAS, in accordance with Chapter 2.36 of the Folsom Municipal Code, professional services contracts valued at $75,049 or more require approval by the City Council; and

WHEREAS, the contract will be in a form acceptable to the City Attorney.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom hereby authorizes the City Manager to Execute a Professional Services Agreement with Fehr & Peers, in an amount not to exceed $150,315, to provide consultant services necessary for the project.

PASSED AND ADOPTED this 12th day of August 2025, by the following roll-call vote:

AYES: Councilmember(s):

NOES: Councilmember(s):

ABSENT: Councilmember(s):

ABSTAIN: Councilmember(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE